

Meeting Notes 07/18/19

Called to Order 6:31pm

In attendance: Pam, Debi, Deann, Margaret, Galia, Margaret

Absent: None

Quorum made

Resident's Comments:

1. Fence and sprinkler issues raised

Management Report:

1. Fire Marshall confirmed all cited issues resolved.
2. Trees located within unit's fenced area are unit owner's responsibility.
3. Due to board meetings moved to every other month, Kerry recommends a designated director be authorized to approve spending over Kerry's limit (\$500). He suggested the director's limited approval authority be capped at \$2,500.
4. 2 RFPs received for landscapers – Kerry recommends Woodlake change to US Lawns for both landscaping and irrigation.
5. Slip & fall has been settled by insurance company for \$30,000.
6. Three units delinquent and an additional unit recommended to be moved to collections.
7. Tree removal approved by board at the last meeting; tree will be removed shortly.
8. The Clubhouse A/C has been serviced and is now working properly.
9. Legal: Kerry recommended to move all Woodlake's legal business to Mankin Law Group. Suggested board to request and review a Representative Agreement from Mankin.
10. Kerry to report to the board on the new tree removal law that went in to effect July at the next meeting (9/19/2019).

President's Reports:

1. Units for Sale:
 - a. #15 a 3/2 unit listed at \$167,900
 - #147 a 4/2 unit listed at \$158,000
2. Units Recently Sold
 - a. #134 a 3/3 unit for \$130,000
 - #83 a 3/3 unit for \$149,500
 - #67 a 4/2 unit for \$166,00

Director's Report: None

Old Business:

1. Fire Marshal - See Management Report (1).
2. Tree Removal – See Management Report (2, 7 & 10)

New Business:

1. Spending authority (see Management Report (3)).
2. Landscaping (see Management Report (4)).

3. Delinquencies (see Management Report (6))
4. Discussion on the state of Woodlake's roofs. Insurance may be denied next year if roofs aren't replaced (long overdue). When asking for bids this year for insurance renewal only received one bid (our current insurer) due to this issue.
5. Units 146, 82 and 35 require fence repairs
6. Committees: Four committees have been established and a chair appointed; they are: Dumpster Committee, Social Committee, Upkeep Committee and Improvements Committee. A discussion took place on the establishment and mission of each committee.
7. Owner's Correspondence: Not discussed – included in packet handed out to the board.
8. ARCs – no ARCs submitted.

Safety Committee Report:

1. Unit #42 had an attempted break-in.
2. Same unit had car break-in.
3. Flower pots are going missing – Flower thief? If anyone sees anything please report.
4. Reminder – please report any witnessed violations as soon as possible to Kerry Laughlin:
Telephone: 727-796-5900 or Email: klaughlin@resourcepropertymgmt.com

Discussion Item: Association Financial Position

After many years, prior board of directors and a recession, Woodlake's finances do not have any wiggle room for capital improvement: New roofs, new fences and new roadway & parking lot are needed. It was discussed that an approximate cost to replace one roof on one building would be \$30,000 to \$40,000. Adding in new fences and new pavement the total needed for these capital expenses would be approximately \$600,000. Needless to say we do not have this amount in our reserves, which at this time is \$100,000. There aren't many options to consider but the board did discuss the options available and how to financially structure these expenditures going forward. It was commented that the community does not understand or realize the financial operations and required reserves need to keep and improve the Woodlake community.

Next meeting 9/19/19

Adjourned: 8:20PM

Motions:

1. To accept May 2019 minutes as written. Margaret, 2nd Deann – all yes
2. To dismiss attorney Raymond Parker and put all legal business with Mankin. Margaret, 2nd Galia – all yes
3. Approved to refer unit 32 for collections. Pam, 2nd Margaret – all yes
4. Agreed that Margaret would be the designated direction with spending authority not to exceed \$2,500 in emergency situations. Debi, 2nd Deann – all yes
5. Approved bid to move from Brightview to US Lawn for landscaping and irrigation. Debi, 2nd Galia – all yes
6. Approved up to \$3,500 for sidewalk repair/trip hazards. Debi, 2nd Pam – all yes
7. Approved fence repair for units 146, 82 and 35. Margaret, 2nd Deann – all yes
8. To adjourn meeting at 8:20PM, Margaret, 2nd Deann