

Meeting Notes 2/17/2022

Called to Order 6:31 pm

In attendance: Deann, Roseanne, James

Late: Megan

Absent: Margaret

Quorum met

The February meeting was held via Zoom due to COVID 19

Approval of Minutes: January minutes were approved.

Treasurers' Report:

1. As of 12/31/2021:

Operating Funds: \$119,303.69

Reserve Funds: \$143,966.09

Delinquencies: \$4,147.01 (\$2,540 allowance for doubtful debts)

Special Assess Del: \$4,920.43

Manager's Report

1. Roof Project Progress: The final building in progress. Once all buildings are completed a final walk through will take place.
2. Triangle Pools Pool in good condition – no complaints received.
3. US Lawns: Roseanne and Kim met with US Lawns. They discussed issues and the \$420 outstanding invoice to Woodlake will be credited towards irrigation repairs.
4. Rodents: Natur Zone is now Woodlake's rodent control vendor and will give reports after every service. Rats have been reported in 2078, 2054 and 2074. Kim will contact Natur Zone. Natur Zone will treat the clubhouse for insect infestation.
5. Plumbing: Kim made a spreadsheet of plumbing problems to keep a tally of issues for later analysis.
6. AWO: AWO will install the soap dispensers and solar lights by front sign. Kim will verify that AWO has access to the clubhouse. AWO inspected men's bathroom lights and advised that an electrician be called to repair – Kim will call Dunedin Electric.
7. Violation Notice: Kim is following up on letters sent. Bulk items in trash area, unauthorized occupants and exterior changes remain as "top" violations.
8. Sales or leases reported: Unit 95 has been sold and has closed.
9. ARCs: Unit 84 submitted an ARC for windows and was approved.
10. Delinquencies: Two units were sent to collections in February.
11. Kim to order a "no soliciting" signs to be hung on the map of Woodlake sign.

Old Business:

1. Roof Update: Pending completion of final building (2078). Total over budget to date - \$17,000.
2. Plumbing: Kim to get hourly rates and after hours rates for all the plumbers listed in the procedure and report back to board.

3. Fence Project: A short discussion of fence proposals submitted. A full discussion and approval was delayed until there is full board participation (Margaret absent). Kim to research: Is a community vote is required if different materials and/or color of fencing is changed. It was suggested that the board get references from vendor customers of the fences they have installed for recent installation and for past installations (10 years). Also, Kim to see if the board can have samples to compare.
4. Roof Cleaning: A discussion was held of all proposals submitted. Kim to verify with AWO if they would give a quote per building in lieu of or in addition to the quote for all buildings. Some buildings may need additional cleaning.

New Business

1. Screening for roof vents: Quotes are still pending from Natur Zone.
2. Tree Trimming (annual): Kim is setting up an appointment with O'Neil's Tree Service for a quote and will get two additional vendors to submit quotes. Also, to include tree removal requests from unit owners at their cost

Comments

Charlie Uslander: Discussed plumbing issues and suggested a "Do's & Don'ts" of what to put down drains or flush to all unit owners and put in newsletter.

Adjourned 7:30 PM

Next Meeting: March 31,, 2022

Motions:

Motion: To accept January's minutes as presented. Deann, 2nd James, 3 in favor 0 opposed/1 absent/1late.

Motion: (Pending receiving plumber's rate information) – Notice of plumbing procedure to be issued. James, 2nd Megan, 4 in favor 0 opposed/1 absent.

Motion: To approve AWO to do the roof cleaning of Woodlake buildings. James, 2nd Deann, 4 in favor 0 opposed/1 absent.

Motion: To adjourn at 7:30 PM. Deann, 2nd James, 4 in favor 0 opposed/1 absent.