

Meeting Notes 1/20/2022

Called to Order 6:30 pm

In attendance: Deann, Roseanne, James, Megan

Absent: Margaret

Quorum met

The January meeting was held via Zoom due to COVID 19

Approval of Minutes: December minutes were approved.

Treasurers' Report:

1. As of 12/31/2021:

Operating Funds:	\$105,082.00
Reserve Funds:	\$139,527.00
Delinquencies:	\$6,287.00 (\$2,540 allowance for doubtful debts)
Special Assess Del:	\$4,924.00

Manager's Report

1. Roof Project Progress: The final building has been started. Once all buildings are completed a final walk through will take place.
2. Painting: Chili continues to doing the painting and touch ups.
3. Triangle Pools continues on the three days a week schedule – no complaints received.
4. US Lawns: Still having communication issues but continues on the every other week schedule.
5. Rodents: Natur Zone, as of this month, will be doing Woodlake's rodent control. They will remove all the old rodent traps/boxes and replace them and add additional traps/boxes.
6. The unregistered vehicle has been towed.
7. Non-compliance letters have been issued for improper disposal of boxes and bulk items. At Woodlake's expense, Affordable Work Orders has cleaned up the dumpster area.
8. Sales or leases reported: Unit 132 has been sold.
9. Two ARCs submitted and approved via email.

Old Business:

1. Roof Update: Awaiting final invoice.
2. Plumbing: Reviewed vendors and three vendors are recommended and approved by Woodlake: Dunedin Plumbing, Just in Time Plumbing and Plumbing by Gus. Only approved plumbers are to be used by Woodlake owners/residents. A board approved plumbing procedure will be created and mailed to all unit owners.
3. Invoices: Ameri-Tech has granted Roseanne the ability to access and review, on line, all submitted invoices for approval and/or questions before payment is made by Ameri-Tech.

New Business

1. Fences: Kim has collected proposals and will distribute hard copies to all board members in the coming week.
2. Roofing: Quarterly roof cleaning proposals are still pending.
3. Landscaping: Recently the board has not been satisfied with the service of US Lawns and communication between the board and US Lawns is lacking. Kim will do research on a new service. Woodlake has to give a 30-day notification to cancel their landscaping & irrigation services.
4. Irrigation: A \$900 proposal with a list of broken items to be repaired/replaced was sent in by US Lawns. The board is questioning this proposal and wants clarification.
5. Chili's proposal was discussed and a motion was made to approve (see motions below)

Comments

Charlie Uslander gave a big thank you to the board for all their hard work.

Adjourned 7:21 PM

Next Meeting: February 17, 2022

Motions:

Motion: To accept December's minutes as presented. Deann, 2nd Megan, 4 in favor 0 opposed/1 absent.

Motion: To approve Chili's proposal for painting/caulking/screw replacement for all but line #10 (building 2062) and #14 (Clubhouse). Roseanne, 2nd James, 4 in favor 0 opposed/1 absent.

Motion: To adjourn at 7:21 PM. James, 2nd Deann, 4 in favor 0 opposed/1 absent.