

Meeting Notes 07/21/2022

Called to Order 6:435 pm

In attendance: Margaret, Roseanne, James, Megan

Absent: None

Quorum met

Approval of Minutes: June minutes were approved.

President's Report:

1. Deann Michaels resigned from the board. The board is seeking someone to complete Deann's term (through to November 2022)
2. Wasps are back. Natur Zone did come and knock down some nests but this action did not deter the wasps and they returned and built new ones.
3. Dave of Soles scheduled to come to Thursday's pow wow to bid on pest control of clubhouse and pool area.
4. James will remount pool rules sign if not completed by Triangle Pools in a timely manner.
5. Gate to clubhouse to be repaired. T.C. arranged West Florida Door to come.
6. T.C. to get bids from lawn service vendors.

Treasurers' Report:

1. As of 06/30/2022:

Operating Funds: \$138,117
Reserve Funds: \$187,939
Delinquencies: \$7,360 (\$2,540 allowance for doubtful debts)
Special Assess Del: \$6,507
Total: Delinquencies: \$13,868

2. T.C. reviewed, with the board, the delinquency (aging) report. Only the last two columns should be considered towards delinquencies; the 60 day and 90 day dollar amount. All delinquencies were reviewed. Margaret volunteered to call delinquent owners under \$1,000.

Manager's Report

1. Violation letters sent.
2. Letters of delinquent accounts are sent on the 28th of the month.
3. Two step authorization of invoices is in effect.
4. Wasps (see president's report.)
5. ADT issue is resolved. The check to ADT has been mailed and should be received by ADT shortly.
6. AWO started quarterly roof cleaning of roofs noted in maintenance schedule week of 7/12/22.
7. #134 application done – James and Megan will meet with unit owner.
8. Drain cleaning remains an issue with US Lawns.
9. Insurance claim in regards to unit #143 closed.
10. Termite inspection is progressing.
11. Faulty gate by clubhouse (see president's report.)
12. Roof ages corrected in Woodlake insurance by T.C.

13. T.C. will upload insurance information to the website.
14. AWO has been advised by T.C. not to haul large items from dumpster areas.
15. Pool pump has been repaired.

Old Business:

1. Fences: Dave of J Bolt getting permits and will advise week of 7/22/22.
2. Roofs: Unit #102 roof is repaired but ceiling is still pending.
3. AWO started on the four roofs scheduled for quarterly maintenance. T.C. to advise AWO to start on the bi-annually scheduled maintenance.
4. Fobs: See manager's report.
5. Termites: See manager's report.

New Business

1. Compliance Committee: James requested a simplified package to go over with committee volunteers.
2. Tree Trimming: Board received the proposal from Steven's Tree Service.
 - a. Board needs to communicate to community about trees within fenced areas that need trimming or removal and the units involved. Board will contact Bob of Stevens Tree Service to request quoted of individual units to send to unit owners.
3. 2023 Budget Workshop: The workshop has been scheduled for 9/2/2022 at 4 PM, to be held at Ameri-Tech.

James left meeting

Comments: Clarification requested on violations.

August meeting cancelled

Adjourned 8:51 PM

Next Meeting: Sept. 15, 2022

Motions:

Motion: To waive reading of June's minutes. James, 2nd Megan, 4 in favor/0 opposed.

Motion: To accept June's minutes as presented. Margaret, 2nd Roseann, 4 in favor/0 opposed.

Motion: To approve \$300 limit for T.C. to have gate repaired. Roseann, 2nd Megan, 4 in favor/0 opposed.

Motion: To approve Steven's Tree Service to trim trees for \$12,815.00 per proposal. Margaret, 2nd James, 4 in favor/0 opposed.

Motion: To accept US Lawns proposal to repair irrigation for \$373.00. Margaret, 2nd Roseanne, 4 in favor/0 opposed.

Motion: To adjourn at 8:51 PM. Megan, 2nd Roseanne, 3 in favor/0 opposed/1 absent.