

Meeting Notes 3/17/2022

Called to Order 6:32 pm

In attendance: Deann, Roseanne, James, Megan, Margaret

Late: None

Absent: None

Quorum met

The March meeting was held via Zoom due to COVID 19

Approval of Minutes: February minutes were approved.

Treasurers' Report:

1. As of 2/28/22:

Operating Funds:	\$118,176
Reserve Funds:	\$147,792
Delinquencies:	\$5,856 (\$2,540 allowance for doubtful debts)
Special Assess Del:	\$4,829

Discussions:

1. Discussion on US Lawns and their services. Discussed getting quotes from other lawn service companies. The board is unhappy with US Lawns irrigation service and their billing practice. Kim suggested that the board wait until the fall to request bids and the board agreed.
2. Discussed Dunedin and plumbing issues/blockages.

Manager's Report

1. Roof Project Progress: The roof replacement project is complete and the total expense is \$473,900.
2. Rodents: Natur Zone sealed buildings 2054 and 2074 rat entry points.
3. Clubhouse: Air conditioner repair; there was no Freon – this was refilled but there is a leak that must be found.
4. Violation Notice: Bulk items in trash area, unauthorized occupants and exterior changes remain as "top" violations.
5. Unit #83 lease approved.
6. Email to community was approved in regards to roof maintenance.
7. Discussed deactivating fob for pool/tennis court entry for violations. Procedure to be set up.

Old Business:

1. Plumbing: In a discussion of the plumbing procedure it was suggested that the procedure be revised indicating the "call order" for unit residents to use. Once updated the procedure will be issued via US mail, email and included in the upcoming newsletter. Kim continues to update the "Plumbing Issues log".
2. Fence Project: The bids from two vendors were under \$190,000 for vinyl fencing (Elite & Bravo). Woodlake needs to find \$50,000 and an additional \$15,000 not included in the budget. A review of the financials show that we have \$108,000 in the operating account and we usually keep 2

months expenses on hand. As of now we have 2 ½ months in expenses on account. The reserve has a balance of \$112,000. A discussion of doing the project in one year or spreading it to ½ of the fences in 2022 and the other ½ in 2023 but this may be more expensive than doing all the fences at one time. The board will do a workshop to iron out the fence project details and Kim will get samples for the board to see, review the budget, materials and vendors. A special community meeting will be scheduled to present the details to the community.

- a. Home owners are complaining about their fences was discussed. Kim was advised to have Chili repair structural issues only as needed.
3. Tree Trimming Project: O'Neill's submitted their proposal and it is rejected by the board as "way to expensive". Kim was asked to get additional vendor quotes.
4. Vent Screening: Natur Zone submitted proposal for vent screening and it seemed overly expensive. The board postponed discussion.

New Business

1. The Woodlake Rules & Regulations need updating and a committee is needed. An email blast and an article in the newsletter to be done requesting volunteers.

James needed to leave the meeting (7:55pm)

Adjourned 8:07PM

Next Meeting: April 21, 2022

Motions:

Motion: To accept February's minutes as presented. James, 2nd Margaret, 5 in favor/0 opposed

Motion: Notice of plumbing procedure to be issued both US mail and email to all owners. Margaret, 2nd Megan, 5 in favor/0 opposed.

Motion: To approve repair of clubhouse air conditioner for \$2,857. James, 2nd Margaret, 5 in favor/0 opposed

Motion: To approve FPAT wind mitigation report for \$1,875. Margaret 2nd Deann, 4 in favor/1 opposed

Motion: To revoke previously approved motion to authorize FPAT wind mitigation report for \$1.875. Margaret 2nd Megan, 4 in favor/0 opposed/1 absent

Motion: To adjourn meeting at 8:07 PM. Roseanne 2nd Megan, 4 in favor/0 opposed/1 absent