

Meeting Notes 07/20/2023

Called to Order 5:03 PM

In attendance: Megan, Deann, Mike (via Zoom), Margaret

Absent: None

Quorum met

Notice of meeting posted

Meeting held at Clubhouse

Approval of Minutes: June minutes were approved

President's/Manager's Report

None

Treasurers' Report:

1. As of 6/16/2023:
2. Operating Funds: \$63,583
3. Expenses: \$42,142
- Reserve Funds: \$227,059
- Total Delinquencies: \$13,267
 - a. Delinquencies Maintenance: \$9,632
 - b. Delinquencies Assessment: \$3,635

Old Business:

1. Reviewed the Actual to Budget expenses. Board requested on next years budget to break out Pool Maintenance to:
 - a. Pool Maintenance
 - b. Pool Equipment
2. Delete the duplicate G/L #5200-00-09 Pest Control.
3. Ageing Report: Margaret to call various delinquent accounts.
4. Zoom: Is a courtesy only not part of the official meeting record. The monthly meetings are for Board Business only. Members may attend but not participate in the meeting. The meeting times are at the convenience of the board members not residents.
5. Violations: There is a limit on landscaping by owners; an ARC is required to be submitted for approval by the board.
6. NOTHING is to be attached to the siding or fences.

New Business

1. ARC approval: Unit 136 submitted and was approved. 1) Trellis outside of unit 2) Window replacement with white vinyl windows.
2. Trees: US Lawn bid for removal of dead trees for \$1,900 was approved.
3. A Budget Workshop will be held at 4 PM at Ameri-Tech on 9/14/2023.
4. The Annual Meeting will be held at 6:00 PM on 11/16/2023 at the Clubhouse.

5. No August meeting to be held.
6. Units 51 & 52 have rotten and damaged wood to be replaced/repared. T.C. to schedule with Chili.
7. Units 137 & 138 have holes and woodpecker damage to siding. T.C. to schedule with Chili.

Comments

- Unit owner would like to see palm tress trimmed. T.C. to get bids.
- Unit owner commented on installation of solar panels. Will research for additional information for the board to consider.
- Unit owner suggested the hiring of a groundskeeper in lieu of landscaping contract.

Adjourned 6:15 PM

Next Meeting: September 14, 2023 to follow budget workshop at Ameri-Tech

Motions:

Motion: To waive reading of June's minutes. Made by Deann - 2nd by Megan 4 in favor/0 opposed/passed.

Motion: To approve June's minutes as presented. Made by Megan - 2nd by Dean 4 in favor/0 opposed/passed.

Motion: To approve ARC submitted by unit 136 for trellis (see notes for details). Made by Deann - 2nd by Margaret 4 in favor/0 opposed/passed.

Motion: To accept US Lawn bid for tree removal at \$1,900. Made by Megan - 2nd by Deann 4 in favor/0 opposed/passed.

Motion: To approve ARC submitted by unit 136 for windows (see notes for details). Made by Margaret - 2nd by Mike 4 in favor/0 opposed/passed.

Motion: To adjourn at 6:15 PM. Made by Megan - 2nd by Deann 4 in favor/0 opposed/passed.