

# Meeting Notes 05/11/2023

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Called to Order 6:30 PM

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

Absent: None

Quorum met

Notice of meeting posted

Meeting held at clubhouse and via zoom

Approval of Minutes: April minutes were approved

## President's/Manager's Report

1. Posted renewed pool certificate.
2. Unit owner has completed requested review of 2017 documents.
3. Changes to the new HOA/COA law is still being updated, final law TBA. T.C. tabled reserve study quotes to June meeting. By that time Ameri-Tech will have more information on reserve requirements.

## Treasurers' Report:

1. As of 4/30/2023:
2. Operating Funds: \$69,383  
Reserve Funds: \$50,536  
Expenses: \$64,817 – deficit to budget  
Total Delinquencies: \$15,290  
Discussed delinquencies and what unit went to attorney's. T.C. recommended a budget review to be held at Ameri-Tech.
3. Zoom: Zoom serves as a location of the meeting. If we lose Zoom during a meeting the meeting must be redone. Zoom is a courtesy and the attorney says if Zoom is on the agenda it is considered a "location". T.C. will find out if the board can have it as a "courtesy only" and not have it an "official location". She will advise at Jun's meeting.
4. The two quoted for a reserve study tabled until June board meeting.
5. A preliminary offer will be presented by Grant but initial review said that to expect a 38% increase in premiums. T.C. will schedule a meeting with Grant to go over options.
  - a. Current premium: \$150,858.15
  - b. Increased premiums: \$225,980.15

## Old Business:

1. Chili: The bench, repair of unit 71, repair of woodpecker damage, and repair of unit 138 all completed.
2. Air conditioner maintenance scheduled for 5/16/2023 by Genergy Air.
3. US Lawns removed debris by back dumpster.
4. Overgrown vegetation trimmed and cut back next to unit 51.
5. Plumbing issue from unit 73. Invoice from Dunedin Plumbing (#241268) dated 05/04/2023 sent to Ameri-Tech.

6. Fire Extinguisher Bids: Quote by Pye Barker for \$1,675.62 to update fire extinguishers and equipment.
7. Firewalls: Tabled for June meeting. Waiting on attorney's response and opinion.

#### New Business

1. Board vacancy: Woodlake president, James Dallas, has sold his unit and is moving away. He stepped down from president and is resigning from the board effective 5/18/2023.
2. Ameri-Tech's Woodlake "Info Sheet" is in the process of being updated. Susan Wall is working with T.C. on the updates.
3. ARCs: Unit 148 will be sending in an ARC for sunshade and will be reviews at next board meeting.
4. Sales & Leases in Process:
  - a. Unit 83 Lease
  - b. Unit 131 Sale
  - c. Unit 102 Sales
  - d. Unit 17 Sale
5. Board approves only one FOB per unit.

#### Comments

- Two unit owner express interest in joining the board.
- Unit 44 has submitted an application for a new roommate. T.C. is reviewing and will send to the board when fee is received.
- Sprinklers are not working in front of units 41 – 45. T.C. requested the unit owner notify T.C. via email as soon as possible.

Adjourned 7:45 PM

Next Meeting: June15, 2023 – budget review being held at Ameri-Tech's offices.

#### Motions:

Motion: To waive reading of April's minutes. Made by James- 2<sup>nd</sup> by Megan 5 in favor/0 opposed.

Motion: To approve April's minutes as presented. Made by Deann - 2<sup>nd</sup> by Mike 5 in favor/0 opposed.

Motion: To approve funding of a reserve study to be no higher in amount then \$1,500. Made by James - 2<sup>nd</sup> by Margaret 5 in favor/0 opposed.

Motion: To approve Dunedin Plumbing invoice #241268 dated 5/4/2023. Made by Margaret - 2<sup>nd</sup> by Mike 4 in favor/0 opposed/1 absent.

Motion: to accept \$1,736.88 bid for fire extinguishers, updates and equipment. Made by James - 2<sup>nd</sup> by Megan 5 in favor/0 opposed.

Motion: For James Dallas to step down from president of the board. Made by James – 2<sup>nd</sup> Megan 5 in favor/0 opposed.

Motion: To appoint Margaret Reid to be president of the board. Made by James - 2<sup>nd</sup> by Megan 5 in favor/0 opposed.

Motion: To allow only one (1) FOB per unit. Made by James - 2<sup>nd</sup> by Deann 5 in favor/0 opposed.

Motion: To adjourn at 7:45 PM. Made by James - 2<sup>nd</sup> by Margaret 5 in favor/0 opposed.