

Meeting Notes 03/21/2024

Called to Order 6:02 PM

In attendance: Mike, Megan, Margaret, Deann, Marina

Absent: None

Quorum met

Notice of meeting posted

Meeting held at Clubhouse

Approval of Minutes: January 2024 minutes were approved

Treasurers' Report:

1. As of 3/21/2024:
 - a. Operating Funds: \$21,468
 - b. Reserves: \$291,379
 - c. Total Delinquencies: \$26,065
 - d. Margaret will call "small" delinquencies.
2. Our Treasurer, Marina, attended a financial seminar meeting at Ameri-Tech and reviewed the information with the board.
3. Landscaping
 - a. Marina & T.C. walked the property with US Lawns.
 - i. US Lawns recommends trimming the palm trees (proposal was submitted).
 - b. US. Lawns submitted recommended (proposal submitted) specific trees to be trimmed and/or removed.
 - c. Board suggested a meeting with US Lawns to discuss irrigation issues and reporting schedule (how often and what is included). Marina working with T.C. to arrange.
 - d. T.C. reviewed the opinion letter from The Makin Law Group dated 11/4/2020 concerning tree maintenance responsibilities.
 - e. T.C. suggested Woodlake request another opinion from our current attorney on the responsibilities of tree maintenance on limited common elements.
4. Stripping & Parking Space lines:
 - a. Tabled until next meeting: 4/18/24.
5. Insurance Account Opening & Listing on Financials:
 - a. Board to open a new Operating Account for the transfer of insurance payments.
 - i. Margaret, Deann, Marina (two of the three) will sign the appropriate paperwork for Ameri-Tech.
6. Delinquent Policy Review – Interest Charges:
 - a. Woodlake's current policy allows for interest to be assessed against late maintenance payments.
7. Copy of the collection policy will be sent to Ameri-Tech to upload to website. (Note: sent 3/22/2024).
8. Flooding Issue:
 - a. Marina described the flooding issue behind her unit on common element.
 - b. Board requested T.C. get at least three bids to correct issue.
 - a. Charley volunteered to oversee work.

9. Maintenance List Updates: Tabled until next meeting: 4/18/24.
10. Termites:
 - a. A Termite workshop scheduled for 3/28/2024 at 4 PM with Haskell to discuss major termite issues.
 - b. A community email will be sent to alert unit owners of the workshop.
11. Plumbing Map & Issues by Building PRS: Tabled until next meeting 4/18/2024.

Adjourned 7:45 PM

Next Meeting: April 18, 2024

Motions:

Motion: To waive reading of January 2024 Meeting minutes. Made by Marina - 2nd by Mike 5 in favor/0 opposed/passed.

Motion: To approve January 2024 Meeting minutes. Made by Megan - 2nd by Margaret 5 in favor/0 opposed/passed.

Motion: To authorized trimming of trees by US Lawns not to exceed \$3,000 per US Lawns proposal #3756 dated 3/18/2024. Made by Megan - 2nd by Deann 5 in favor/0 opposed/passed.

Motion: To open Insurance Operating Account. Paperwork to be signed by two of the three: Margaret, Deann, Marina. Made by Margaret - 2nd by Deann 5 in favor/0 opposed/passed.