

# Meeting Notes 05/23/2024

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Called to Order 6:00 PM

In attendance: Mike, Margaret, Deann, Marina, after motioned to join the board: Judy

Absent: None

Quorum met

Notice of meeting posted

Meeting held at Clubhouse

Approval of Minutes: April 2024 minutes were approved

Guest Speaker: Grant Farley from Brown & Brown:

1. Grant gave a short overview of the company and contact information.
  - a. Coverage remains the same as last year.
  - b. Market is improving.
2. Why we don't want Citizens.
  - a. Carrier of last resort
  - b. Can assess up to 40% of premium.
  - c. Always very late with issuing payments.
  - d. A "nightmare" to work with Citizens on claims.
3. Current proposal is down 10% from last year.
  - a. Reviewed proposed policy.
  - b. Liability and deductions went up a very small amount.
  - c. Explained pre-existing damage.
  - d. Reviewed co-insurance and deductibles.
  - e. Reviewed options and endorsements.
  - f. Discussed sinkhole option. It was noted and a motion was made.
  - g. Reviewed payments.
    - i. Grant to email T.C. with financing information.
4. Renewal Premium
  - i. Total for renewal \$202,841.52

Treasurer Report:

1. Would like Ameri-Tech to have the Homeowner Aging Report listed in unit number order.
2. To remove two approvals required to pay invoices on Ameri-Tech's system.
3. Reviewed delinquent report and questioned status on "sent to attorney" and who should be included.
4. Rick (Marina's husband) reviewed and discussed the spreadsheet of financials presented to the board.
  - a. Stated he found no financial misconduct found.
5. Marina recommended having our accounts audited. It was noted by the board that an audit is voted on every year at the annual meeting.

Management:

1. Appointment of new board member:
  - a. Judy Adams Sachs voted in to fill open board seat.
2. Discussed roommates and how to track the changing of roommates.
  - a. Board to make a list of questions to for attorney and forward to T.C. by June's meeting (scheduled for 6/21/24).
3. Termites:
  - a. A motion was made to accept Bug Masters proposal.
4. Trash:
  - a. A picture was taken by a unit owner showing non-residents dumping construction debris in Woodlake dumpster.
  - b. Board will consider increasing budget for the removal of "dumping large items and trash debris left in dumpster areas" by residents and non-residents. Costs to be reviewed for future budget meeting.
5. Basketball Hoop:
  - a. Board discussed unit owner's (132) request to have a portable basketball hoop (at her expense) placed in the tennis court area.
    - i. The board will consider this on a trial basis (from when lock on tennis court is repaired until Labor Day (9/2/24)).
    - ii. Hoop must be located on the southwest corner of the tennis court.
    - iii. Unit owner will be responsible to remove and secure during bad weather.
6. ARC submitted and approved from unit 134,
7. Landscaping:
  - a. A good meeting was held with US Lawns
  - b. US Lawns credited Woodlake for missed and no monthly reports issued this past year.
  - c. US Lawns will not have a price increase in 2025.
  - d. US Lawns' bid to repair irrigation system was accepted.
  - e. Bushes/hedges – tabled to next meeting
8. Parking Lines & Numbers bids – tabled to next meeting.
9. Drainage: Engineer answered Marina's questions and were reviewed by board.
  - a. Suggested that the engineer to be invited to a board meeting as guest speaker to this issue.
  - b. Bids tabled
  - c. To be included in the next newsletter an article on the Woodlake drainage issue and to request all residents, if experiencing the same issue, send information and pictures to [woodlakenews@gmail.com](mailto:woodlakenews@gmail.com) they will be consolidated and forwarded to board and Ameri-tech.
10. Agenda items 14, 16 and 17 tabled to next meeting. Also, power washing tabled from April meeting.

Adjourned: 8:24 P

Next Meeting: June 21, 2024

Motions:

Motion: To waive reading of April 2024 Meeting minutes. Made by Margaret - 2<sup>nd</sup> by Deann 4 in favor/0 opposed/passed.

Motion: To approve April 2024 Meeting minutes. Made by Marina - 2<sup>nd</sup> by Deann 4 in favor/0 opposed/passed.

Motion: To accept Brown & Brown's Insurance proposal as presented, \$202,841.52 annual premium. Made by Deann - 2<sup>nd</sup> by Mike 4 in favor/0 opposed/passed.

Motion: To accept sinkhole coverage contingent upon approval of the board. Made by Margaret - 2<sup>nd</sup> by Marina 4 in favor/0 opposed/passed.

Motion: To reverse two approvals to pay invoices and to have only Ameri-Tech to continue previous process, one approval required. Made by Marina - 2<sup>nd</sup> by Deann 4 in favor/0 opposed/passed.

Motion: To appoint Judy Adams Sacks as board member to fill vacant seat. Made by Marina - 2<sup>nd</sup> by Deann 4 in favor/0 opposed/passed.

Motion: To accept Bug Master's bid and financing proposal for a \$25,792.00 one-time payment and \$3,823 per year payment. Made by Margaret - 2<sup>nd</sup> by Mike 5 in favor/0 opposed/passed.

Motion: To allow a portable basketball hoop to be placed in tennis court area, by unit owner of #132, at the southeast corner of the tennis court area for a trial period; from when the tennis court lock is repaired to September 2, 2024 (Labor Day). Unit owner of #132 to be responsible for the removal and securing of basketball hoop during bad weather. Made by Judy - 2<sup>nd</sup> by Deann 5 in favor/0 opposed/passed.

Motion: To approve ARC submitted by unit 134 for installation of windows. Made by Marina - 2<sup>nd</sup> by Deann 5 in favor/0 opposed/passed.

Motion: To accept US Lawns proposal #3912 for \$2,291.00 for irrigation repairs. Made by Marina - 2<sup>nd</sup> by Mike 5 in favor/0 opposed/passed.