

6/12 MEETING MINUTES

Summary

The HOA meeting covered several key points. The board approved the new community rules, emphasizing the need for updated documentation and enforcement. The budget for 2024 and 2025 was reviewed, with a focus on irrigation costs and the potential switch to city water. Landscaping plans were reviewed, which included mulching planter beds and addressing palm tree trimming. The board also discussed the need for better maintenance of common areas and the importance of community vigilance, as highlighted by a recent incident involving a detective. The meeting concluded with a motion to adjourn.

- Submit the updated community rules and regulations to the HOA's attorney for review.
- Email the updated community rules and regulations to all residents and post them by the mailboxes.
- Clarify the timeline for residents to provide feedback on the updated community rules and regulations.

Roll Call:

In attendance:

- Joe Murray, President
- Matt Bode, Vice President & ARB Committee Chair
- Josee Sternberg, Member, Large & Fines Committee Chair
- Peter Casey, Treasurer
- Michelle Balaun, Secretary

6:30 pm, Joe Murray calls the meeting to order and requests approval of past minutes, which are unanimously approved. Then moves into reports for officers.

President's Report

- Discussed the weeding and mulching of the new hedge.

Treasurer's Report

- Peter Casey provides account balances for the primary operating account of \$20,405.50 and the money market account of \$42,535.76. Then discusses the transition from MyCPA to Advantage Accounting and the completion of 2024 taxes and updates made in QuickBooks.
- Joe suggests officially voting to change accounting firms, which is approved by the board.
- Peter brings up two invoices from the previous accounting firm that need to be refunded.

Budget Review and Approval

- Peter presents the proposed 2024 and 2025 budgets, highlighting key categories like internet, irrigation, and city water. The budget was discussed for city water.
- The board approves the 2024 and 2025 budgets.

Irrigation Updates:

- Peter provided updates on the status of the hardwire project on the community sprinklers. He also reviewed the budget allocated towards city water.
- Specifically discussed was the hardwire irrigation project, which is coming in under budget. We will need a boring project (\$2550) to go under the street to connect lines for power for the hardwire irrigation project. The boring project was approved.

Review of Community Rules and Temporary Structures

- The floor opened for Camile who had questions about the new proposed rules, focusing on temporary structures. She raised concerns about a temporary structure at a neighbor's house, and suggested adding language to the community rules to address it.
- Other issues were mentioned such as sagging carports and the need for enforcement of rules.
- As there was already language in the proposed rules addressing these items, a motion to approve the new rules was made. The motion was approved unanimously.
- All the rules were discussed, and emphasis was noted that once the rules were approved by legal counsel, the HOA will disseminate them to the community, so that after 15 days, the rules will go into implementation. This will allow for fines to be issued when needed.

Landscaping Updates

- The beautification project (\$3005.00) for the SE corner end of the street was tabled for a future date.
- Peter discussed the need for mulching large planter beds and conduit box areas throughout the community. Joe raises concerns about weeding before mulching, and Michelle & Carol volunteered to help. Peter presented an estimate for mulching all large planter beds and conduit box areas, totaling \$2,472.
- The board approves the mulching estimate with a friendly amendment about weeding.

Tree Trimming - Storm Season

- An issue was raised about the seed pods from palm trees and the need for regular trimming, and the impact on hurricane preparedness. A suggestion was made to explore spot trimming for problem areas rather than full-scale trimming. The board agrees to table the issue for further discussion and to prioritize palm tree trimming.

Security and Community Awareness

- Michelle shared a story about an unknown vehicle on the street that was acting suspiciously. The board notified law enforcement and as it turned out to actually be an undercover detective. Michelle mentioned the importance of being aware of suspicious activities and reporting them to the board. The board discusses the importance of staying vigilant and reporting any unusual activities to the board.

Meeting Conclusion and Next Steps

- At 7:30 pm, Joe calls for a motion to adjourn the meeting, which is seconded and approved by the board. The board thanks everyone for their participation and outlines the next steps for various projects and initiatives.
- The meeting concludes with a reminder to keep the board updated on any changes or issues within the community.