

## Approved MINUTES OF JANUARY 15<sup>TH</sup>, 2019

Called to order 6 PM

PRESENT: Terry Hennessy            President  
          Tim Haas                        Vice President  
          Tony Bartholomew            Treasurer  
          Virginia Lavish                Secretary  
          Marc Goldberg                Director  
          Lou Zeolla                     Director  
          Maureen Dore                 Property Manager

The minutes of the last meeting were presented. Tim made a motion to accept them, seconded by Lou. All in favor.. motion carried

Lake management was discussed and Terry announced that we went with a new company since the previous company was using chemicals that was not beneficial to the lake and the results were not good. The new company looked at what was supposed to be done initially, which was the addition of 18 grass eating carp to the lakes, 6 to each one.

Also the pump to the middle lake failed after many problems and repairs. The motor at this point the motor and the pump needs to be replaced. The entire fountain does not need to be replaced at this point. We need to keep the water moving to keep the algae down. Tim made a motion to make the necessary repairs with Lake Doctors at this time, Seconded by Tony.. All in favor.. Motion carried.

Separate conversation ensued regarding aeration. A concern is to keep the water moving as much as possible because the depth of the lakes has decreased due to slyph and muck .. and that might help break it up somewhat.

Repair to lake 2 was \$4,616, and new aeration system for \$3,102. A quote from Aqua Master for repair was \$3,733. Terry suggested we just go with the motor replacement and repair and see how that goes, and revisit it in a few months to see if there will be improvement. We need to keep the fountains running longer to be sure they are aerating the lakes.

A discussion ensued regarding a new guard shack. The existing shack is riddled now with carpenter ants. We originally wanted to replace it with something aesthetically appealing when coming through and we spoke to contractors to go over different ideas, especially canopy over the door so that the guards don't get wet when they it's raining. But we learned that without 2/3's ownership approval, we can only replace it with "like for like" and get a very similar unit. Maureen will send out an e-mail to see if we can get this ownership agreement to replace it with a better unit. If we get positive responses, then we will go ahead and get more information regarding price and type of unit to get.

Terry spoke about a possible rate increase for Securitas due to a letter he received from them asking for an increase. Terry made a motion that we increase the guard of 31 cents and hour at an annual cost of \$76,901 per year. Seconded by Virginia.. All in favor.. Motion carried.

The current law firm we use, Stoloff and Krivok, dissolved as of December 31<sup>st</sup>, 2018. Terry made a motion that we stay with Krivok for legal matters, seconded by Marc.. all in favor, motion carried.

Another motion was made by Terry to keep Stoloff for our collections.. seconded by Virginia.. all in favor motion carried.

Tim spoke about the the fact that some of the sidewalks are getting rough due to power washing and said we will try to use a cleaner for now and see if that helps. We will try a small area first and see if it works

Terry mentioned that home sales prices have increased 5.5% which is pretty good.

And regarding the approval of the budget for this year, results in no foreseeable increase in the HOA fees for 2019.

Next we discussed the barcode curbing stones that are now shifting. Our maintenance person said he see if there is a different glue to hold those the stones better.. IF not, we might have to try cement them in.

Tony discussed the CD's that we presently have that are coming up, and have raised their rate to 2.75% at Florida Community Bank, which is a nice return. Center State is 2.70%, but they require 14 months, not the 12 months that we require. NY Community Bank is 2.55% right now, but they felt it would go up to 2.75%.. But since we need to be insured constantly, so as we take our interest payments down to \$248,000 and put that money into one of the other accounts and everything would still be insured as we keep it under \$250,000 .. They are all coming up as due, so we need to move the money around soon., Tony made a motion that we take the interest and put it into a CD for \$248,000 for 12 – 14 months for any CD we renew and put the interest into another account, so as not to exceed the \$250,000 to keepus insured. Seconded by Terry.. All in favor.. Motion carried.

Virginia introduced our new Welcome Committee. Ann Burkhardt, chairperson and Nick Valant is assisting her.

They will welcome new owners and renters so that they feel welcome and present them with information on the area and helpful information for them. They are trying to get coupons from local businesses as well..

We also got information regarding the Grievance Committee.. A report was prepared regarding a situation at 2062 SE Birmingham from October 9<sup>th</sup>. The owner did not attend and the committee imposed a \$50 fine, which the owner paid. No other incidence was reported, so all is well at this point. Lastly, we had 2 ARC requests. One at 3041 Lexington Lakes Dr Unit 102 for patio screening with a white frame, which was approved. And 3151 Lexington Lakes Dr Unit 104 for a storm/ screened white framed door also approved.

Marc spoke briefly about the parking situation and issues. It was decided to address it at the next meeting.

Maureen clarified that the money for the fountains came from the Reserves.

Next, the lateral lines on Lexington Lakes that caused problems which were clogged. The line was flushed, but the two PVC pipes are connected by a rubber "boot" which sunk and has caused the roots to come in, it should have been coupled. Further repair will cost \$1,800. The ficus bushes are causing some problem.. The board ok'd the repair.

Asphalt in front of 1571 Wilshire where the pavement is coming up a bit. Maureen asked the company about restriping the parking lot area in the clubhouse as well.. The board agreed that we can wait on that and just have the patchwork done on Wilshire for now.

Our liability insurance carrier requested that a lift latch be installed on the gate leading to the pool. It will cost about \$200. It was agreed that we get it done.

We need bank signatures for the new cards. The only problem is that we ALL need to be there at the same time. Maureen will work it out. We will leave things as they are for now and we can always address it if needed.

NO NEW BUSINESS.

Meeting called to a close at 7:21

Respectfully submitted  
Virginia Lavish  
Secretary