

MINUTES OF JUNE 16TH, 2020

PRESENT: Terry Hennessey President
Tony Bartholomew Treasurer
Virginia Lavish Secretary
Marc Goldberg Vice President
Tim Haas (via phone) Director
Maureen Dore Property Manager

Terry called the meeting to order at 6:00PM

Terry made a motion to approve the minutes of February 5th, 2020 .. seconded by Tony..
Motion carried.

A discussion ensued regarding the status of the pool. It was decided not to change anything, the pool will remain open and people must bring their own chairs. Not everyone is compliant and many do NOT sanitize the gate opening when entering or leaving. The gym remains closed. There was no need for a motion.

Due to problems trying to collect fees owed to us and our present attorney is not being forthcoming in aiding us. A motion was made to go forward with Becker to get a second opinion by Virginia, seconded by Tony. Motion carried. We need to speed up the process.

Next topic was regarding the extended patios. Originally people submitted requests to the ARC committee for approval.. One owner, without approval, poured concrete which makes it more permanent. One owner used pavers. We are giving them 6 months to remove these unapproved patios. A motion was made Terry requiring each current owner to remove their extended patio within 30 days of listing their property and the two people putting in patio extensions without approval will be given 6 months. In the future, no new patio extensions will be approved. The Association will pay for the removal and restoration of the property. Seconded by Virginia .. Motion carried.

A motion not needed, but we will look into the erosion of the north lake and see what needs to be done to remedy it.

Next on the agenda was Roof repairs. The roofs are getting old and the cost to repair them is increasing. Roofs are leaking due to heavy rains. In June we were up to \$30,000 in repairs. We need to investigate this further and look into the last 3 years as to how much we have spent on repairs. If we find that it is a quality issue, we could have some serious problems.. We need to look into it further.

Marc .. Landscaping

Tree trimming has been going on, but we are over budget right now. BUT we need to be sure that the bushes are cut lower than our bottom windows and not be touching the buildings, for two reasons. No1, it is easier for owners to put up aluminum shutters, and No 2, insects travel from bush to house when they touch the buildings.

The Oak trees are a problem. There are two oak trees that need to be removed at a cost \$755 per tree. The roots are a problem, lifting pavers. Also, the Palm trees need to be trimmed before hurricane season. The situation will be looked into over the next week to decide which is more urgent at this time. The oaks are out of control but we can't do them all right now. We have had a problem with Brightview. They only have one truck and if it rains or the truck breaks down, nothing gets done. But they said they would try to be more vigilant. They know we are upset with them and will try to do better for us.

Tony.. Financials

Our reserves are \$1,884,000 right now. We have 4 more CD's to go to roll over this year. But trying to get more than 1% is hard to get. Will look at it again in the future.

Maureen.. addressed "pool courtesy" .. We need to remind people to turn the volume of their music down or use headphones.. Some people like to read. ALSO.. The Bathrooms are not being cleaned up after use.

People are leaving very large items outside the dumpster or leaving their garbage bags outside since they can't get near the dumpsters. We get charged at least \$40 to pick up the large items . Please let Maureen know if you have large items to be picked up.

New dumpster doors are being installed one at a time.

A violations meeting must be set. One owner has been charged \$100 per day per violation for leaving items out on common grounds, another violation is for speeding thru the community, he has been spoken too, but without compliance. Also, an open bed trailer left for several days. Also, an unregistered motorcycle. His 5 violations, including gate damage comes to \$4,400.

Terry made a motion for the Violations committee to enforce it. Marc seconded it. Motion carried. We will have to contact our attorney and place a lien on the property. The committee will set a hearing, giving him 14 days notice.

Discussed the “emotional support” animals. The governor will be signing legislation around June 30th to protect associations from people misrepresenting an animal as being support when it is not.

OWNER questions

Questions about recycling .. They were told to check with the county website. We will try to post signs at some point explaining it.

The next meeting will be September 15th at 10 am.

Terry made a motion to end the meeting at 7:25PM.. Seconded by Virginia

RESPECTFULLY SUBMITTED

Virginia Lavish, Secretary