

Minutes

Board of Director's Meeting

June 19, 2024

Call to order: by President Bob Upson at 6:32 PM

Establish a Quorum: There was a quorum. Directors present: Bob Upson, Sally Goodman, Janet Aho, Russell Budd, Colleen Shaffer, Cesar Romogosa, Brian Hestick and Michelle Hukan.

Fill empty board seat: There are 2 people interested- Shawn Owens and Ed Hinkle. Russ nominates Shawn for the empty seat, second by Bob. Sally questioned if Shawn's friendships would hamper his judgment concerning HOA issues. Shawn answered his only concern is for the welfare of the community. Michelle commented on Shawn's overall good character. Colleen mentioned Shawn always attends meetings and events. Shawn's nomination passes unanimously and he is seated.

Treasurers Report: Janet gave treasurers report with no surprises.

Approval of minutes:

- Meeting Minutes from June 5, 2024 Board of Director's Meeting . Colleen motioned to approve and Sally seconded. Unanimously approved.

Master Board Report: Brian reported that the water valve repair was completed. There will be some landscaping done along the Villas' fence on Lucerne Lakes Blvd. Bob questioned how much the Master Board will do for the Villas at the expense of the other Parties funding the Master Board. Brian mentioned that the Villas will need to decide what they can do. Mattamy is planning the landscaping for the entrance monument and waiting on permits for the construction along Charleston Ave. Bob asked why the Palm trees were put back up after the discussion previously that because of the contaminated soil would stop Palm trees being planted. Mattamy is applying for permit to use Charleston for construction traffic after 90% of earthwork is done.

GRS Report: Melissa stated the board should consider setting up a community website. Shawn mentioned he'd be interested in working with Melissa so the site could be up and running by January. Melissa explained what information the site would contain. Bob questioned what would be the difference from the current HOA portal and Melissa mentioned it could be more informal and have things like our events advertised and the new changes in the HOA laws could also be noted. Brian suggested that it would be a good idea for members to familiarize themselves with the new laws. GRS discussion on Website which would cost \$80 per month.

Committee Reports:

- **ARC:** Sally reported on the last meeting where two approvals were done. Bob asked if minutes were being forwarded to GRS for filing and that the addresses and what was approved should be stated at the ARC reporting.
- **Maintenance:** Bob reported rust stain issue was being addressed. The irrigation pump is being repaired and needs adjusting along with chemicals. The men's room door lock was fixed.
- **Landscaping:** Michelle reported that Ambassador has started work in all areas. She discussed with Frank about the overgrown moss issue in the bushes. Frank recommended 6 plumbagos, 4 ixoras and trinettes should be replaced at the clubhouse at a cost of \$750. There was a discussion on waiting until October to do this work. Sally motions to do work now and not wait. Colleen seconds. Bob questioned if he can approve without a contract in hand. Michelle states she will have invoice/contract within 48 hours. Motion is revised to state if contract delivered within 48 hours and motion passed unanimously. Brian asked about the Berm area which has not been addressed. Bob stated we need to figure out how we are transitioning on that property as it does belong to two residents.
- **Violations:** It was reported the committee would do a drive by on Friday, June 21, 2024.

Old Business:

- **Mattamy agreement:** Colleen asked about the color of the roof, which is brown. There was a lengthy discussion on where the agreement stands. Russ stated there is concern as Mattamy has made no commitment as to how long the pool or clubhouse would be closed. He doesn't think it should be more than 2-3 weeks for the benefit of the community. Bob mentioned there was no schedule except that work would be completed within 360 days, they are not willing to indemnify the project and they are only offering a one year warranty. Bob offered options- continue with the back and forth discussion with Mattamy, take the as is agreement or take \$65,000 and do as much as possible. More discussion ensued including Warranty, liability, Legal action in PBC. Bob suggested to table the issue, see what Mattamy comes back with in response our request and then a decision be made when the board meets in July. **Member discussion:** Arlene Stropoli asked what changes were made to the original proposal. Bob answered that it mostly concerned legal issues, but the handicap walkway may not be accomplished. Ed Hinkle mentioned that several water lines were needing to be installed and have been approved by the county. He said Mattamy would probably do the handicap walkway at time of waterline install since one would cross through the walkway. Bob also mentioned that we can take money with no tax implication per the accountant. So the stipulation of work scope was done as a gift to avoid taxes, and complying with HC access is not required. So we could control scope and timing. Colleen motioned to table the issue until the prior discussed July meeting. Shawn seconds and motion passes unanimously.
- **Disposal of old patio furniture:** Committee met and decided to offer the furniture to the community. There would be hold harmless forms for all purchasers to sign. Any monies made could go back to the community, possibly in the form of a BBQ. Russ stated

he preferred the furniture donated to a veterans organization. Bob motioned the committee members should make any decision on the furniture disposal. Colleen seconds and motion passes unanimously. contractor. Janet asked what the difference was between old and new contract Bob answered about \$450 but included extras as mentioned. Sally made a motion to accept the contract as long as Frank is manager and Bob seconded. Motion passes unanimously.

- **Purchase of patio tables:** There is a discussion whether or not to purchase new tables for the patio. Committee wants to purchase three 36" round tables from Leaders Outdoor Furniture store for \$1807.00 with a 10 year warranty. Russ makes motion to purchase and Colleen seconds the motion. Motion passes with Sally, Brian and Bob opposed.

New Business:

- **ARC Board:** it's determined that ARC needs to follow an agenda and post meeting dates in the community newsletter monthly. Bob motions for Sally Goodman to chair the committee consisting of John Aho, Sue Valentino, Lisa Vickery, Gersie Arnold and Bobbi Delcorio. Russ seconds and motion passes unanimously.
- **Asphalt pavement repairs:** The sidewalk on the north side of Pine Garden Lane at Lisa Drive needs to be addressed legally. Most of the damage is due to the root system of a tree on private property. The homeowner who owns the tree causing damage needs to address and pay for future repairs. May have to be legal discussion. Bob motions to have Florida Asphalt Paving do the repairs at a cost of \$5400. Michelle seconds the motion and it passes unanimously.
- **Interest charges on late payments:** Bob states that there should be a monthly \$5 charge every month a homeowner is late paying HOA dues after 30 days. Ed Hinkle adds that it should be per month and not quarterly. The new law allows interest to be charged on late fees \$5 or 18% per month. The issue is how is GRS going to start charging the fines. A discussion among board member ensues including how homeowner finds out they have a balance. For GRS to send certified letter would be more than the \$5 penalty. GRS provide policy to charge \$5. Bob motions to table the decision, Colleen seconds. Motion passes unanimously.
- **HB1203 Discussion items:** Board meetings, governance and transparency: HB-1203 strategy: Brian suggests homeowners should familiarize themselves with the new laws that effect all HOA's. He thinks it would hopefully help more members to be engaged in their community. Shawn suggests videos of the board meetings on YouTube and Sally suggests sending email updates to members. to transport, felt setup accessories will be almost same amount.

Members Forum:

- Arlene Stropoli questions if the landscaping fees for work at the clubhouse would be paid from HOA or Swim club accounts.
- Ed Hinkle announced that there were about 4 areas where waterline connections were needed to be replaced necessitating the closing of Lucerne Lakes Blvd at those areas.

- Ed McClung suggested inviting Mattamy to address the community since many homeowners may have questions and/or concerns now that development is in full swing. Bob said he would be willing to advertise any meeting in the newsletter if someone wanted to arrange and manage it. Bob does not wish to host such a meeting and states it should not be during a board meeting. Marian Hestick mentions she was at the recent Master Board meeting and Mattamy representatives were present. They said that Lucerne Lakes South was the only community that has not met with them recently. Bob reiterates that any board member or homeowner can arrange and manage a meeting for the community with Mattamy. Bob will advertise such a meeting in the newsletter but is adamant about not hosting it.

Adjournment: Janet motions to adjourn meeting. Russ seconds. Unanimous at 8:30 PM.

Next meeting: September 18, 2024 6:30 PM