

Board of Director's Meeting Minutes

September 18, 2024

Call to order: by Bob Upson at 6:29 PM

Establish a Quorum: there was a quorum. Directors present- Bob Upson, Colleen Shaffer, Russell Budd, Janet Aho, Sally Goodman, Shawn Owens, Greg Mihalko. Cesar Romagosa was absent. Michelle Hukan resigned.

Approval of minutes: Meeting minutes from August 14, 2024 Board of Director's meeting- Greg motions to approve and Bob seconds. Motion passes unanimously.

Treasurer's report: Janet reported on operating income, expenditures, and reserves for the HOA and swim club. She also reported a CD at FNBCC matured September 8 and another at Amtrust matures October 8. All amounts are as of August 31, 2024.

GRS report: Melissa has given Bob the violations report.

Committee reports:

ARC report: there were 2 house paintings for August-7305 Pine Needle Lane and 7431 Pine Forest Circle W.

Community wide garage sale: Saturday, October 19 from 9:00-12:00PM. The HOA will place an ad in the Palm Beach Post. Sally will arrange to have signs placed.

Additional Clubhouse usage: Sally reported there were no reservations for August. Sally would like to wave the clubhouse fee for a 501c veterans benefit organization. It is to be considered next meeting.

New homeowners: Colleen reported there was 1 new homeowner and 1 new renter.

Violations: committee plans a drive around next week. There is a need for one more committee member and Sally volunteers.

Landscaping: normal landscaping was completed for August including trimming and fertilizing of bushes at the clubhouse. The plumbago bushes that recently died were replaced free of charge. There are some other bushes which are being watched. The trees at the tennis court need trimming and there is a proposal expected from the landscaper. 2 additional bids will be acquired. Greg volunteers with Russ to oversee the landscaping duties. Michelle will help in the transition.

Maintenance: Bob performed A/C repairs and repaired the pool heat pump.

Old Business:

The patio furniture sale generated revenue in the amount of \$115.00. Sally suggests having a coffee & donut get together. Bob suggests having that at the future internet informational meeting. Bob would like to purchase a pool box to keep the pool floats, etc. Colleen motions to buy the pool box with the money from the patio furniture sale. Sally seconds and the motion passes unanimously.

New Business:

Clubhouse lighting proposals: the committee met with 3 contractors. Prices range from \$4563.00 to \$8400.00 for 12 lights in the clubhouse, 3 in the hallway and the bathroom lighting fixtures replaced. The work will probably be a 3 day job with the clubhouse having to be closed. Bob motions to go with Jack's Electric (\$4563.00). Russ seconds the motion and it passes unanimously.

Solar roof vents: it was unanimously approved by the board to ratify a contract with Palm Beach Roofing for \$18,800.00. Russ motions to approve adding 2 solar roof fans in the amount of \$956. to the contract. Sally seconds the motion and it passes unanimously.

Budget Committee: committee consists of Janet, Bob and Colleen. Bob announced he would like some homeowners for the committee. Margie Hoffman volunteers.

Landscaping items: the pool deck has not been washed down properly and doesn't drain completely. It has been suggested to lower the landscape grading in that area. Also, Pine Needle Lane is in need of some additional maintenance.

Maintenance items: a 10 foot step ladder is needed. Bob wants the board to be aware of expenditures for maintenance requirements. Rust chemicals are approximately \$100 per month. Also expenditures for paper products like toilet paper.

Bob would like to compensate James Davy for all his maintenance help and assisting with various events for the community. He suggested an occasional gift card or cash. Sally motions to approve and Greg seconds. Motion passes unanimously. Bob motions to reimburse James for his past assistance with various maintenance and cleaning help with \$250.00. Russ seconds and motion passes unanimously. Colleen thanks all board members for their work on various committees over the summer.

Homeowners forum:

Ed Hinkle wanted to know how many homeowners were non swim club members. Melissa Kamen will get an official count.

Brian Hestick questioned about a petition concerning a previous meeting and Bob answered the petition was not valid.

Brian Hestick asked if the money for clubhouse improvements was taxable and Bob answered it was not. It was also asked if the clubhouse improvements would include making it handicap accessible and Bob replied if it was at all feasible.

Keith Henry asked if communication was better with Mattamy and Bob explained the agreement reached with the development company.

Margie Hoffman asked who codes the invoices for payment. Melissa explained landscaping invoices are coded to HOA and cleaning codes to the swim club. Janet suggested closing the swim club checking account and having it become one entity with the HOA account.

Janet motions to adjourn the meeting and Russ seconds the motion. Motion passes and meeting is adjourned at 7:30PM.

Next meeting will be October 16, 2024 6:30 PM