

Board of Director's Meeting Minutes
October 18, 2023

Call to Order: By President Bob Upson at 6:30 p.m.

Establish a Quorum: There was a quorum.

Directors Present: Bob Upson, Janet Aho, Russell Budd, Sally Goodman, Michelle Hagan, Colleen Shaffer.

Directors Absent: Cesar Romagosa, Greg Mihalko, Robert Harding (whom resigned). President Bob Upson indicated that if anyone is interested in becoming a board member to fill the open seat to please contact him.

Approval of Minutes:

Meeting minutes from September 20, 2023. Motion to approve Colleen Shaffer, seconded by Sally Goodman. Unanimously approved.

Treasurers Report: Janet Aho reported credits, debits, and net amounts o date for the Swim Club, HOA, Reserves and Operating Funds. Janet indicated that monies were moved from both HOA and Swim Club to CD's earning interest.

Master Representative Report: Frank Alex stated there was no quorum established, therefore there was no meeting. The next meeting will be November 13th – 9:00 a.m. at Golf Colony. Additional there will be a budget meeting on October 30th.

GRS Report: Melissa Kamen indicated that the violations throughout the community were down significantly.

Committee Reports:

Entertainment Committee: Sally Goodman indicated that Octoberfest to be held on October 22nd. Card games continuing and added Bingo 2nd Monday of every month. Clubhouse usage for September was Doris McArthur – September 20th and Cindy Ryan – September 30th.

New Homeowners: Colleen Shaffer indicated that there were two new homeowners interviewed.

Violations: Michelle Hugan reported that violations are down and lollypop violations down to four.

Landscaping: Michelle Hugan reported that there was normal maintenance, working with new landscaper each week. Additionally, Greg and Michelle are obtaining bids to re-landscape the berm including irrigation. (The berm is north of the clubhouse at the end of Pine Park Drive West facing Lucerne Lakes Blvd).

ARC: one approval – 7276 Pine Park Drive North – painting.

Maintenance:

President Bob Upson reported the following: AC Units preventive maintenance; Screen Panel replaced in patio; Flag light replaced; Replaced fence post overflow lot and routine miscellaneous items. Noted James Davy is taking out trash/Recycles and assists in many maintenance items.

Budget Committee: President Bob Upson reported that the committee consisting of board members Bob Upson, Greg Milhako, Colleen Shaffer, Janet Aho. Homeowners that are part of the committee were Frank Alex, Brian Hestick, John Aho, Mel Shaffer, and Glen Ciepielowski . They met on October 7th to review the budget for HOA, Swim Club and Reserve Study. The budget line items were reviewed and adjusted based upon remaining 2023 expenses and anticipated 2024 expenses. Items estimated for lack of information were insurance and master board billings. The committee will have another meeting prior to submitting the budget to the board for approval in November.

Homeowner Forum (only for items on agenda):

*Margie Hoffman, Pine Forest Circle questioned when the budget will be sent out to homeowners.

Old Business

Fence Repairs: The procurement committee recommended that instead of bringing bids to the board that repairs would be done in house as needed.

New Business

Reserve Study: President Bob Upson indicated that the reserve study was completed earlier this year. He explained the purpose of the reserve study is basically a tool used to plan for future replacements and maintenance and not written in stone. Janet Aho made a motion for the budget committee to use the reserve study as a tool/guide and make any necessary adjustments pertaining to the budget, seconded by Sally Goodman, unanimously approved.

2024 Budget Meeting Date: President Bob Upson made the motion that the Budget Meeting for approval of the 2024 Budget will be on November 15th at 6:30 p.m, and the monthly board meeting will follow, seconded by Sally Goodman, unanimously approved.

Election Procedure: President Bob Upson discussed the written election procedures indicating that there are a few changes:
Ballot Box – to be located where HOA & Swim Club members have access, have a possible cutoff date, and GRS have the key to open it with a witness.
Proxies – can be used to establish a quorum but cannot be used to vote for a director.
Bob Upson made the motion to accept the election procedure with one change that the ballot box will be picked up by the management company and witnessed

by any board member not running for election, seconded by Janet Aho, unanimously approved.

Annual Meeting & Election Date:

President Bob Upson made the motion that the January Monthly Board Meeting will be held on January 17, 2024 at 6:30 p.m. and the Annual Meeting with elections will be held on January 24, 2024 at 6:30 p.m., Janet Aho seconded, unanimously approved.

Homeowners Forum:

David Boyd, Pine Forest Circle West questioned the maintenance of the hedge be reinstated.

Lauri Cressman, Pine Forest Circle asked why the canals are not being maintained by the master association. She also questioned why in the repairs to the clubhouse that a metal roof was mentioned. That was clarified as referring to the Lanai. Additionally, there is a homeowner next to her that their roof has not been completed for months.

Adjournment: Michelle Hugan made a motion to adjourn the meeting, seconded by Janet Aho and unanimously approved at 7:55 p.m.

Next Meeting: Regular monthly meeting scheduled for November 15, 2023 at 6:30 p.m.

Respectfully submitted by Michelle Hugan, LLHOA