

Board of Director's Meeting Minutes
November 15, 2023

Call to Order: By President Bob Upson at 6:47 p.m.

Establish a Quorum: There was a quorum.

Directors Present: Cesar Romagosa, Russell Budd, Colleen Shaffer, Bob Upson, Greg Mihalko, Michelle Hukan, Janet Aho.

Directors Absent: Sally Goodman

Approval of Minutes:

Meeting minutes from October 18, 2023. Motion to approve Bob Upson, seconded by Greg Mihalko. Unanimously approved.

Treasurers Report: Janet Aho reported credits, debits, and net amounts to date for the Swim Club, HOA, Reserve and Operating Funds.

Master Representative Report: Frank Alex stated the only item discussed was the new budget for 2024, which was approved. Next meeting is January 22, 2024 at 10:00 a.m.

GRS Report: Melissa Kamen indicated that the violations drive around only consisted of 13 violations and only 2 were old violations.

Committee Reports:

Landscaping: Michelle Hukan indicated she is working with the landscaper, there are several issues to be corrected.

Entertainment Committee: Janet Aho indicated that Bingo started on October 9th, Octoberfest was held on October 22 with 32 people in attendance, private party was held on October 29th. Friendsgiving scheduled for November was cancelled due to lack of participation.

Violations: Greg Mihalko indicated there were only 13 violations noticed the month. The committee did notice numerous issues with no number on mailboxes. Rather than send out letters, this item will be indicated in the December newsletter.

New Homeowners: Colleen Shaffer indicated that there were two new homeowner's interviewed.

Homeowner Forum (only for items on agenda):

Arlene Stropoli and Margie Hoffman questioned that the fence spraying for weeds along Lucerne Lakes Blvd from Pine Forest Circle to Pine Forest Circle has not been done. Additionally, it should be put in the newsletter that homeowners who live along the fence should not plant any shrubs or bushes within two feet of the fence.

Old Business

Hedge Cutting Pine Forest Cir East and West: this hedge concerns 14 homes, however 10 homes have the hedge accessible. Our current landscaper would charge \$900.00 per cutting to be done quarterly. There was a discussion amongst the board Russell Budd indicated that three bids should be obtained. Michelle Hujan indicated that it is hard to get other landscapers to give bids due to the fact that they are not taking care of the community.

Bob Upson made a motion to authorize the landscaper to cut the hedges but not to exceed \$900.00 and possibly negotiate the price going forward, seconded by Russell Budd. There was a discussion amongst the board members and the homeowners present. A vote was taken, Russell Budd, Cesar Romagosa, Greg Milhako, Michelle Hujan, and Janet Aho approved. Bob Upson and Colleen Shaffer opposed. Motion was passed.

Landscaping Berm at end of Pine Park Drive West: Greg Milhako and Michelle Hujan presented that the costs would be around \$9,000 for the landscaping and irrigation. After a discussion amongst the board this major renovation to the berm would be tabled. New bids would be obtained to mulch, trim the tree, and remove the two disease ridden palms.

New Business:

Candidates for open Directors Seat: Brian Hestick was the only homeowner whom showed an interest to become a board member. Bob Upson made a motion for Brian Hestick to replace the board seat vacated by Bob Harding , seconded by Russell Budd, unanimously approved.

Annual Election Items: President Bob Upson discussed the following items concerning the upcoming Annual Election in January:

- First notice of intent to run for the board will be mailed out on Wednesday, November 22, 2023 – 60 days prior to annual meeting.
- January 17, 2024 – Regular Monthly Meeting
- January 24, 2024 - Annual Election Meeting
- Directors whose term is up – Brian Hestick, Greg Mihalko, Janet Aho
- Election item to be voted on will be to reduce the majority from 75% to 51%.
- Method of voting, mail-in, carry-in, and ballot box

Bob Upson made a motion regarding the items listed above , seconded by Greg Milhako, unanimously approved.

Insurance: President Bob Upson indicated that he would like the procurement committee to get proposals for insurance, ie: cost, agent, and coverage then report back to the board.

Director Issues, concerns and future items:

Janet Aho indicated drainage issues.

Russell Budd indicated driveways and permits.

Homeowners/Guest Speakers:

Arlene Stropoli – asked about proposals for new cable companies.

Margie Hoffman – indicated that the website only has September minutes. Additionally, she wanted to know why there is a limit on pets indicated on the website for our community when this was never approved.

Adjournment: Michelle Hugan made the motion to adjourn the meeting, seconded by Brian Hestick and unanimously approved at 8:05 p.m.

Next Meeting: Regular monthly meeting scheduled for December 20, 2023 at 6:30 p.m.

Respectfully submitted by Michelle Hugan LLHOA