

Lucerne Lakes South Homeowners Association, Inc.

Board of Director's Meeting, February 15, 2023

Board of Director's Meeting Minutes

Call to Order: By President Bob Upson, at 6:32 PM

Pledge of Allegiance

Establish Quorum: There was a quorum.

Directors Present: Bob Upson, Angie Gonzalez, Janet Aho, Greg Mihalko, Russell Budd, Michelle Hugan, Sally Goodman, Robert Harding.

Directors Absent: Colleen Shaffer

Management Rep Present: Melissa Kamen

Homeowners Present: Yes

Approval of Minutes: Minutes from January 25, 2023 Special Meeting unanimously approved. Robert Harding to email forward to GRS.

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

In subsequent discussions about Association finances:

Sally Goodman raised the idea of moving Reserves or a portion thereof into an interest-bearing account; it was well received by the Board.

Bob Upson spoke of changing banks; it was well received by the Board.

Bob Upson spoke about HOA dues delinquencies and problems with collections. Melissa Kamen from GRS and Bob will discuss resolution in detail. Bob requested a full report on delinquencies from GRS.

Master Board Rep Report: Bob Upson gave a brief report, in Colleen Shaffer's stead, on the Master Board Annual Members Meeting, February 13, 2023, which he attended. Our Colleen Shaffer was seated on the Master Board as a Director. Ed Hinkle (now the official representative for the golf course)

retains his seat as Board president. Nick Pisano, golf course owner, remains Treasurer.

In subsequent discussion about the Master Association, Michelle Hugan and Greg Mihalko raised concerns about the new plantings 'hiding' the plaza's dilapidated fence along LL Blvd and the Villas pass-through to Ohio Rd.

Committee Reports:

New Homeowner: Sally Goodman reports one homeowner housing too many people. Committee looking into it.

Entertainment: Sally Goodman reports 48 residents are booked for the upcoming *Valentine's Day / Chinese New Year Party* at the clubhouse. She also announced a community-wide garage sale for March 4th and will post details in the next Newsletter.

Landscaping: Michelle Hugan is meeting with the contractor. Next *Home Beautiful* winners' names to be forwarded to Angie Gonzalez for upcoming Newsletter.

Maintenance: Bob Upson reported repairs were done to the pool shower faucet. The maintenance contractor refused to make the repair, so a new plumber was brought in for the repair.

Homeowners Forum:

Bette Deff, resident, spoke about lack of action on violations, citing a neighbor's unsightly flag and broken lollipop globe. She also mentioned speeding vehicles and failure-to-stop issues near her home.

Judy Sirois, resident, asked about swimming pool de-lamination. Bob Upson reported that this has been addressed and is under observation for any worsening, and further action will be taken in the future as needed.

Linda McClung, resident, asked about 'Welcome Baskets.' Sally Goodman is affirming contact procedure.

Old Business: None

New Business:

1. Ramp non-slip coating: A non-slip coating at an estimated cost of \$100.00 was proposed. Motion for go-ahead by Sally Goodman, seconded by Janet Aho. Approved unanimously.

2. Pool De-lamination: Inspect regularly for possible worsening, see above. Motion by Bob Upson, seconded by Greg Mihalko. Approved unanimously.

3. Newsletter / FB: Angie Gonzalez confirmed that information for submittal to upcoming Newsletters is due by the Friday following regular Board meetings. Angie will be the direct contact. She will email a copy to GRS, every month. The Facebook page will be all about Lucerne Lakes South. It will include the monthly Newsletter and Event listings and resident postings. Angie will administer the site. Visitor postings will be at her discretion, with community sensibilities in mind.

4. Procurement Actions: Bob Upson gave an overview of his services contracting experience. A committee was formed to review all extant contracts including Bob Upson, Greg Mihalko, Russell Budd and two volunteer residents to be determined from a pool of interested parties responding to a notice posted in the Newsletter.

5. Election Procedures: Bob Upson cited the convoluted nature of our most recent election. A committee was formed to study the situation and present their findings and suggested solutions to the Board of Directors. Committee members are Michelle Hugan, Bob Upson, Robert Harding and two residents to be determined from a pool of interested parties responding to a post in the Newsletter.

6. Collection of Documents and Property: Bob Upson spoke about the need for better control of and access to Association records, documents and property. Bob to interface with GRS to get things sorted out and refine/change certain methods.

Michelle Hugan cited LLHOA documents pertaining to usage of the overload parking lot. She will review November 2022 meeting minutes for a previous discussion on the topic.

Melissa, from GRS, was not aware of our 'Landing Page' for LLHOA. Bob Upson will review with her and advise on documents to be changed.

7. Forest Oaks Waterway Maintenance: Bob Upson led a discussion about an agreement between the LLHOA and golf course whereby the waterway maintenance cost would be split evenly, 50/50, between the two entities. Since 2009 LLHOA has paid and continues to pay the full cost of the maintenance. We seek reimbursement for half of the cost. To date LLHOA has paid \$41,000.00 for this service. Ed Hinkle, former LLHOA Board officer (on his own and without Board discussion or approval) accepted \$3580.00 as payment in full against the golf course's actual accrued debt of \$20,500.00 dating back to 2009. Bob Upson suggested sending a collection demand to the golf course for payment of the outstanding balance of \$17,025.00 and to arrange for timely regular payments for their half, going forward. Motion to draft the demand letter with up-to-the-minute figures for Board approval, and to have it reviewed by general counsel before being sent was made by Bob Upson, seconded by Robert Harding and approved unanimously.

8. Letter of No Objection/Agreement: Bob Upson read a draft letter written to annul a Letter of No Objection and a Property Cooperation and Improvement Agreement struck between Arlene Stropoli and Mattamy of Palm Beach, LLC in 2021. Following a discussion by the Board, Sally Goodman motioned to send the annulment letter with minor amendment, seconded by Greg Mihalko and approved by unanimous vote.

Adjournment: Michelle Hugan motioned for adjournment; approved unanimously at 8:15 PM.

Next Meeting: March 15, 2023 at 6:30 PM.

Respectfully submitted by Robert Harding, Secretary, LLHOA