

Board Meeting July 15, 2024

Board Members in Attendance: Joy Tapper, Bonnie, Lisa Loly, Hailey Stefan, Tom Krystyn, and John Hester.

Other residents: Ann Goldman, Rita Szymanski, Zoe Gustafson, Ken F., Eileen Sweeney, Joe Lauck, Amy.

The meeting started at 6:30. We have a quorum.

There was a motion to accept the minutes from the last meeting with no corrections.

Treasurers Report by John Hester.

We spent more money in June due to some maintenance services being paid quarterly.

Month: June, 2024

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 14,455.23	\$ 19,800.00	\$ 25,837.22	\$ 19,800.00
Y-T-D	\$ 95,232.21	\$ 99,000.00	\$ 98,952.38	\$ 99,000.00
		Variance	\$ 3,720.17)	

Cash Position

Operating Fund	\$ 43,609.64
Reserve Fund	\$121,120.00
Total	\$164,729.64

Manager's report nothing on the books.

Joy asked Tom about the wall and actions against Gordon Foods. Our attorney filed a Civil Remedy Notice with the Florida Department of Financial Services against Old Republic Insurance Company (Gordon Foods Insurer). Old Republic responded with a \$7,000 offer to settle. After discussing with Joy, we advised our attorney to counter with a \$21,000 settlement. This is due to the cost of our attorney fees and extra cost to stucco and pain the wall.

New landscapers, Breit Turf, started service on July 5, 2024. Landscaping maintenance and upkeep was neglected by our previous lawn service, but Breit Turf is working hard to repair irrigation and prune landscaping. It was mentioned by several homeowners that vines need to be trimmed back off the buildings.

There was a motion to put to vote that the lease restrictions would apply to new owners after the date of acceptance of the proposal. John found a FL Senate bill FS:720; The HOA can only apply restrictions to renting to new owners (8 Lot Owners) of the total number of Lot Owners in the complex. Lot Owners of record as of or prior to the effective date of this amendment are exempt from this leasing percentage provision, however, such Lot Owners leased Lots will be included in the twenty (20) percent leasing percentage total.

Tom motioned to adjourn at 7:22.