

Homeowners Meeting November 18, 2024

Attendees: John Hester, Hailey Stefan, Camille Roberts, Bonnie Sevier, Tom Krystyn, Lisa Loly, Ann Goldman, Rita Szymanski, Ken F., Nancy, Kristina, Susan, Meg

Meeting called to order at 6:03; John Hester led the BOD Meeting in Joy's absence.

Proof of Notice was distributed on Saturday, November 16, 2024.

John presented the treasurers report. One concern are a few past due HOA dues. John wants to get this cleaned up by year's end. The recent hurricane's have also increased the HOA expenditures.

Financial Summary Report

Month: October, 2024

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 17,528.00	\$ 19,800.00	\$ 14,987.24	\$ 19,800.00
Y-T-D	\$167,910.60	\$178,200.00	\$183,385.65	
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		Variance	(\$ 15,475.05)	

Cash Position

Operating Fund	\$ 31,854.76
Reserve Fund	\$137,563.58
Total	\$169,418.34

Managers' report: no collections, legal actions or outstanding violations.

No new update on the settlement with Old Republic for the damage to the wall. The wall has been primed and painted.

Open Items are repair/ inspection:

- Gutter cleaning is planned prior to the Holidays. George will manage the cleaning.
- The 6 sump pumps also need to be inspected to ensure they are working correctly.
- The roofs need to be inspected for storm damage and regular maintenance. George will manage the roof inspections. The homeowner is responsible for the cost for storm damage roof repair, and HOA is responsible for the cost of routine roof maintenance.
- Hurricane Clean-up is still on going. Chris walked the property on Thursday, November 14th, 2024, and identified areas that need to be cleaned up.

New Business – John Hester will schedule a budget meeting to determine the budget to present to the homomers at the January Board Meeting.

Hailey Stephan reported the following:

- The area near the mailboxes at 5220 S Russel was not weed prior to planting.
- The light near unit 20 is still out.
- The lawn sprinklers are over spraying into the street on S Russell.
- There appears to be erosion near the roots of the pine tree at the north entrance of 5220 S Russell St.
- The homeowner in unit 30 commented to Hailey that she her unit has some wood rot and the lawn sprinklers are over spraying.

The meeting was moved to adjourn by Camille and seconded at 6:41 pm