

**Board meeting minutes**

General Board Meeting      JUNE meeting – 06-30-2025 5:00 pm Clubhouse

Attendance: Patricia Wiegand (President) (Patti) ; Patricia Alese(Vice President) (Pat A) ; Corey Coney (board member); Ray Wiegand (Board member); James Robinson (Board member)

Owner present  
NONE

Previous Minute Approval

APPROVAL POSTPONED TO THE NEXT MEETING

Motion to accept

1<sup>st</sup>  
2<sup>nd</sup>

All in favor

**Financial**

Our Financial report will include:

- Aging Report
- Reconciled reports and Statements.

AS OF MAY 31ST 2025

ACHIEVA OPR: \$181,372.90  
ACHIEVA RSVE: \$310,034.11  
ACHIEVA - CD acct 6700: \$103,000.30  
ACHIEVA - CD acct 6701: 107,831.44

**\*\* PAUSED FINNANCIAL REPORT FOR PHONE CALL BY ASPHALT COMPANY THAT PROVIDED A BID FOR THE SEAL COAT PROJECT.\*\***

-Financial report

Petty cash account and bank statements were also provided.

6 MONTH reserve transfers have been issued in June and will show in the next banking statement

-Aging Report

Owners that have been significantly delinquent have either paid their account in full or are catching up on their accounts. A NOLA letter was sent to unit O4 and the owner came in earlier today and made a substantial payment towards his account.

Motion to accept financial report

1<sup>st</sup> Pat A

2<sup>nd</sup> James R

All in favor

-With the new system we can make online payments with surcharges that will be forwarded to the owner.

2.99% debit/credit

1% ACH

### **Update on Old Business**

Drainage

-Ray had concerns about the way the piping was laid in the drainage rock

-Dominick explained that there are areas for the water to escape at the 3 points in the entry areas and will flow into the city's drainage using a bubbler system.

-James noted some concerns as well regarding the piping and that there is a potential for it not work.

-Dominick stated the biggest benefit from laying the piping is that it runs through the handicap ramps and will allow the water to continue to flow through the rest of the channel.

Insurance update

Insurance claim has been settled and closed. An NDA has been signed regarding the settlement of the claim. There was previous made within the disclosure to permit the HOA to disclose the amounts when owners file document requests as required by law.

### **Line of credit**

- The representative did not send over the documentation needed to file for the line of credit.

- Dominick will reach out to him in regards of gathering an update

The filing of the line for credit is for the potential that the HOA would need the funds to pay off the insurance deductible and may not need to use it, but at least leave it as an option.

Update on projects

Painting

-Ray wanted to see if it were possible to paint the electrical boxes

-Dominick stated that he would try to find out if FPL would allow this

#### Extinguisher signs

-Ray asked if Dominick had reached out to the fire department regarding extinguisher signs.

-Dominick noted that he did not and that he would reach out to them

#### Fence

Due to the drainage contractors hitting a power line, we had to have J2W remove the 2 panels blocking the transformer so that FPL and make the repair. Originally, that area was where the walk-through gate was supposed to go, but because of the error the J2W workers made they placed the walkthrough gate in the wrong spot.

In conversations that Dominick had with J2W, they stated that they would replace the fence panels and make a large walkthrough gate for free in place of the panels.

Corey brought up the fence moving around the front landscaping

Dominick noted that the Association is supposed to move the bricks and clear the landscaping before we have J2W come back out and straighten it out.

#### Clubhouse work

-Clubhouse work is done

-Houston Handyman is going to come out and fix the flooring in the meeting room area

-all new cameras are in the clubhouse

Ray asked where the signage is and the clock

Dominick noted that the clock was actually doesn't work anymore and needs to get a new one

Dominick also noted that he wanted to suggest getting new signage for the laundry room to be simpler and to update the signs to display pictures also to show how much soap to use including washer pods, because there have been recent issues with people using too many washer pods in a single load causing the washer to be overloaded with soap and drip soap outside of the machines.

#### Michael Halstead unit H5 (Previous owner) drywall reimbursement

Mr Halstead was not satisfied by the amount that he was reimbursed for the drywall repair he did in the unit he owned after Hurricane Ian. He threatened to file a lien and lawsuit against the association. Patti and Dominick noted that the board would review the amount again and the work that was done to his unit and see if any adjustments were needed.

Ray and James reviewed the scope and pricing and agreed to the amount of \$139.50 for the total replacement.

He included multiple items that were not covered for replacement with the HOA insurance company.

## Cameras

- FPL gave an answer regarding getting power on the far end of the complex for the 2<sup>nd</sup> portion of our camera system. FPL they stated that they will be looking to see if there is space in the transformer to add an additional service.
- 2<sup>nd</sup> portion of the issue now is that FPL will not be able to review the work that was done and that the association would need to go to the county inspector's office to find out the stage of the project. Which would more than likely include a cost.

## Internet Fiber

- Patti and Dominick have spoken with other fiber companies and have compared proposals other companies outside of Tillman have stated that they will require the association be in a mandatory contract and will force all owners to be in the contract with them for a number of years. This would force the association to go up \$62 for each owner.
- Tillman completed their survey of the property and have presented it to the association.

Motion to move forward with Tillman to complete the project

1<sup>st</sup> Ray W  
2<sup>nd</sup> Pat A

All in Favor

Dominick noted that Tillman stated they would be ready to issue service to owners as soon as March 2026

Again, the service is optional to owners and residents and they may keep their current service provider.

## Common Element expansion (Unit B1)

- Pat explained that there may be potential in association purchasing a unit and using that as a meeting room/office
- The current meeting room could potentially be a gym or some other kind of amenity space.
- The unit owner's original listing price was \$85K

James asked how could this purchase happen

Could be through possible insurance funds other option would be through a loan process.

Items of research would need to be done would to in:

- Purchasing of a unit
- cost of repairs of the unit
- Purchasing vending machines
- Purchasing exercise equipment

- What insurance would look like
- Notifying all the owners

Patti requested accounting of the Petty Cash account for the next board meeting.

Patti also wants to shop for insurance companies for the next year. One of the main issues is not supplying a physical copy of the insurance policy when requested a number of times but instead received email digital copies.

Patti- brought up if Dominick started taking pictures of the projects that had been started or completed and he stated yes. The pictures would be to keep a record of the work that is being done just as an added protection for insurance purposes.

Dominick noted that there is a broken washing machine that needs to be replaced and that there is enough from the allocation to replace it.

1<sup>st</sup> Ray W  
2<sup>nd</sup> Jame R

All in favor

## **NEW BUSINESS**

### **\*\*\*Parking lot bids\*\*\***

Resource paving answered questions that the board had in regards to the proposal over the phone. The rep's recommendation was to repave the parking lot and not to seal coat as he notes he believed that the seal coat would not properly adhere to the parking lot given its current state as well as sealing the cracks. The pot holes during the seal coating process would be mitigated and the pot holes would be considered as repaired.

Motion to accept Everline coating to seal coat the parking lot

1. Ray W
  2. James R
- All in favor

## **Line of credit**

## **Update on projects**

### **Fence**

The fence company was originally going to charge the HOA for the removal of the partial fence that needed to be removed due to being too close to an electrical box. A walkthrough gate was supposed to be placed there originally and wasn't. Dominick was able to get the removal charge dismissed because it was the issue of J2W why the removal needed to take place in the first place. J2W did come back with an invoice to turn the removed panels into 2 large walkthrough gates to allow clearance for any needed access to the electrical transformer.

1<sup>st</sup> Pat A  
2<sup>nd</sup> Corey C

**Favor**  
James

**Nay**  
Ray W

Dominick stated that he is working with contractors to remove the brick from the entry ways away and bring them around the parking lot so that the placed fence can be straightened and the section around A bldg. can be put in and set in straight to match the opposite side. Florida Living Landscapes noted that they would provide a bid for the removal. The board originally suggested moving the palms trees that are in the entry ways to the front of the clubhouse. Our landscaper noted that some of the palms that are on the property are diseased and he said it will most like die and won't effectively replant. The landscaper also noted that those palms are not easy to remove and replant and that in general it is difficult to reacclimate especially during this time of season.

There was mention about Kevin, local resident that is able to do odd-end jobs, of doing the work. Dominick noted that Kevin had made many promises to remove the brick and has not done the work and this was why Dominick was seeking out contractors that would be willing to remove them instead.

### **Cameras**

FPL stated there is room in the transformer but is requiring that an electrician send them a schematic displaying the gauge cable they would plan to install. Dominick spoke with an electrician and SLVS (Camera company) the electrician failed to come and look at the job as they promised and SLVS provided that they would only require a 20-gauge breaker. Dominick notified FPL of the provided information and FPL stated that they needed more information. The current point of this process is seeking for an electrician that is willing to facilitate with FPL the information that they require and to also look at the existing structure and make updates as necessary to the structure.

Pat A and James both provided some electricians

### **GUTTER/FASCIA REPAIR**

The "M" bldg. gutter needs to come down from the one side because of the bad fascia, so a bid has been provided to replace the fascia board and the gutter.

1<sup>st</sup> Corey C  
2<sup>nd</sup> Ray W  
All in favor

Motion to move the necessary funds for the gutter repair to take place

1<sup>st</sup> Pat A  
2<sup>nd</sup> Ray W

All in favor

## **Extinguisher signs**

Multiple voicemails are sent out to the fire département for inquiring about the extinguisher signs.

## **Letters on buildings**

Dominick noted a SOW needs to be drafted for the main letters on buildings. Issues noted were that some letters were screwed in and others were glued. If the board decides to glue it could potentially void the warranty of the paint. Also, the number of letters for each building is unknown.

SOW if the only the side of the building that faces the parking lot will get letters

Motion to get the letters and work done if the total price is not over \$500

1<sup>st</sup> Ray W  
2<sup>nd</sup> Pat A  
All in favor

## **MISC Outdoor furniture**

There are issues with people setting office chair outside their unit as well as leaving outdoor grills. There are

Dominick noted that he messaged owners as he walked around the property taking pictures and notifying owners and noted that items that were unclaimed by owners that he ended throwing those items away. Notifying even the owners with grills left outside.

M4 tenant was tossing a lot of cigarettes butts onto the ground in the new drainage rock and it was noted that the landlord kicked the tenant out a week or 2 ago.

## **Excess funds from insurance**

A total of \$125K+ was recovered from the insurance claim in excess.

2 options were presented to the board of what to do with the funds

Option 1: was to put the \$60k back into the reserve for the amount that was used to pay Blusky from the roof line item. From there the remaining amount would be used for whatever the board wishes, because the funds that were paid out by the association that “drained” the reserve were reserve allocations that were repaired/replaced with those said funds such as gutters, roofs, paint, lighting, etc.

Option 2: Would be to put all the funds that that was used in the association mitigation from hurricane Ian back into those reserve funds. At that point the board would have to choose which allocations would be refunded and which ones would be partially refunded given there isn’t enough in “surplus” to refund all the used allocations.

Motion to put \$60k of the roof allocation and the remaining amount into the emergency fund

1<sup>st</sup> James R  
2<sup>nd</sup> Ray W  
All in favor

Motion to have \$25k, \$50k, \$100k, \$100k CD's

1<sup>st</sup> Pat A  
2<sup>nd</sup> Ray W  
All in favor

Motion to have the next meeting in September

1<sup>st</sup> James R  
2<sup>nd</sup> Pat A  
All in favor

Motion to purchase another washer for the laundry room

1<sup>st</sup> James R  
2<sup>nd</sup> Pat A  
All in favor

### **NEXT MEETING**

September 29<sup>th</sup>

### **Agenda: Motion to Adjourn**

Motion  
1<sup>st</sup> Pat A  
2<sup>nd</sup> Ray W

All in Favor

None opposed, So carried