

Previous Board meeting minutes

General Board Meeting JANUARY meeting – 01-27-2025 5:00 pm Clubhouse

Attendance: Patricia Wiegand (President); George Speidell (Via Phone, Treasurer); James Robinson (Board member); Ray Wiegand (Board member); Trish Williams (board member); Corey Coney (board member); Steve Postlethwait (board member)

Owner present

Approval of previous minutes as to be amended to include “All in Favor” after the motions that were passed

1st James R

2ND Corey C

-All in favor

Financial

Our Financial report will include:

- Aging Report
- Reconciled reports and Statements.

As of DEC 31, 2024

Operating- \$198,461.24

Reserve - \$211,103.02

BMO - CD acct: \$105,693.97

ACHIEVA - CD acct: \$101,017.33

-Financial report

The last transfers were made in December and will need to transfer funds from reserve that are due to operating. (\$40,674.51)-TRANSFER MADE IN JANUARY TO OPR

NOVEMBER, DECEMBER, AND SPECIAL ASSESSMENT TRANSFER WAS MADE IN JANUARY AS WELL FINAL RESERVE AMOUNT IS \$283,489.87 FOR FY 2024

AFTER INSURANCE EXPENSES RESERVE REDUCED TO \$186,595.36

ACTUAL OPERATING AMOUNT- \$131,258.75

REQUEST TO REIMBURSE OPERATING FOR REMAINING INSURANCE EXPENSE TOTALING \$81,156.

TOTAL COST OF FY25 INSURANCE = \$96,894.51

\$22,971 FOR THE 2ND PORTION OF THE FENCE.

\$1,600 FOR THE GEOTECH ENGINEER

TOTAL TRANSFER REQUEST \$105,727

FOR 2024 THE LAUNDRY ROOM TOOK IN \$20,640.00. AFTER EXPENSES AND CLUBHOUSE RESERVE COSTS THE LAUNDRY ROOM TOTAL NET IS \$7,804.76

1st Ray W
2nd James R

ALL IN FAVOR

-Aging Report

There are a few accounts that are delinquent, Dominick is working with them to making either full payments or partial. A2

-With the new system we can make online payments with surcharges that will be forwarded to the owner.
2.99% debit/credit
1% ACH

MOTION: ACCEPTING FINNCIAL REPORT

1ST Ray W
2ND Pat A
All in Favor

Old Business

FENCE

Contractor marked lines where the landscaping needs to be pulled back in order for all the fence to be placed. A shovel has been provided for Steve (Owner) to move the landscaping back.

LAUNDRY ROOM PRICING

All the washing machines have been changed with the exception of 1 top load. Currently the New washing machines are priced more than double of the top load. The suggestion is made to lower the pricing to \$2.50 opposed to \$3.00, to stay competitive and as an added bonus for the community.

1ST Ray W
2nd James R

All in Favor

LAUNDRY ROOM WORK

- Houston the handyman provided a bid for the following:
- Painting interior of clubhouse,
- Remove flooring and apply epoxy
- Doing back wall electrical (behind Washer machines)
- Install new bathroom fixtures: Toilet, Sink/cabinet, and ADA bars
- Some bathroom drywall (He would purchase material)

Total cost of \$5850

Added suggestions:

BATHROOM

- Move the door frame over to provide a better opening so the sink is not in the way
- flip the sink and toilet towards the back walls
- By moving the door, it would not be necessary to flip the layout.
- By flipping the sink and toilet it would require additional plumbing

LAUNDRY ROOM

- Building a platform to raise the washing machines
- By raising the machines, it would provide more slack for the drain out hoses and also esthetically

Motion to get updated bids to include moving door over and for the building of the platform

1st James
2nd Ray W

All in Favor

CAMERAS

Shultz provided a scope of work for the camera work and it gave insight on the actual charge which showed that Shultz was bidding with a 32CH NVR and SAC was bidding on a 16CH.

Motion to move forward with Shultz

1st Ray W
2nd James R

All in Favor

Dominick will call a junk removal company to remove the couch that was placed by the dumpster next to the "T" BLDG

DRAINAGE UPDATE – ENGINEER REPORT

It was recommended by Mike, an engineer, as well as the Rodney Carter, the Geotechnical engineer, to hire a surveyor to provide an elevation survey/topographic survey. The purpose of the survey is to

provide the knowledge where to place a storm water pond or water management system to drain naturally to that point.

Motion: Go ahead with a survey

1st James R

2nd Ray W

All in Favor

INSURANCE

All insurance has been paid for fy25 except Workmans COMP which is in process of being paid.

Windows have been ordered as well as the final 2 doors. An updated sign price has been provided for the new sign.

Ian Claim

Sunshine has received money however is still due more funds. Patti is working on going through the owner drywall claims for reimbursement. Attorney's fees have also been submitted Heritage again.

Patti and Dominick have gone over the funds Heritage provided line by line and adjusting what is still due.

Steve made a suggestion to change the front landscaping. Board suggested he would provide pictures of ideas he would like to put in the front and bring it to a board meeting.

Parking lot

The bid that was provided by Everline Coating was to seal coat the parking lot, patching the bad areas, re-striping and repainting the bricks and replace the damaged ones. \$11,584

Ray suggested that the spaces also be marked with the unit numbers.

NEW BUSINESS

LAUNDRY ROOM WORK

An updated bid was received and 3 items were discussed.

- 1. Buying a new larger door for the bathroom estimated 34"**
- 2. Building the platform for the washers**
- 3. For the drain-out, to cut the pipes and add a "Y" end to it that way each machine can have their own drain out and not need to have 2 hoses in 1 pipe.**

The association would pay for the sink, toilet, ADA bars and he would have the

Motion to accept the bid

1st Ray W

2nd James R

All in Favor

Motion to have tan base floor with multicolored flakes blues blacks and white and browns and the walls to be smokey blue.

1st James

2nd Pat A

All in favor

LAUNDRY ROOM

CAMERAS

Shultz is estimated to come onsite in 2 days to start work. Dominick is having issues trying to get ahold of FPL to add a meter by the water to be able to complete the camera system on that side.

DRAINAGE UPDATE – ENGINEER REPORT

NONE AT THIS TIME

INSURANCE/ IAN CLAIM

Heritage adjuster stated that the HOA would not be reimbursed for attorney's fees by Heritage due to "not being in a lawsuit". The association's attorney had to meet before a judge. Patti would like approval to reach out to the attorney that was handling the association blusky/insurance claim to clarify if the HOA was what is considered a "Lawsuit".

Patti would also like to reach out to the state department to file a complaint against Heritage.

-Need to get bids for removal and install of the building lights for the painting.

After reviewing the previous bids that the HOA received for insurance purposes. As the board read over the scope of works it was decided that the HOA will meet with Sherwin Williams and produce a proper scope of work.

Motion to use the \$10,000 in interest from the cd accounts towards the brick layering around the building.

1st Pat A
2nd Ray W

FENCE

Dominick will be working on getting bids to address the front landscape to reshape it and make space for the remaining fencing for no more than \$500

Motion
1st Ray W
2nd Trish W

All in Favor

DRYWALL

Patti reviewed all the requests for drywall reimbursement from Hurricane Ian. All requests looked good except the one provided by unit H5 owner (Michael Halstead). Looking at the damage report and the actual need of replacement, payment will be issued according to the actual amount of drywall replaced (estimated 1 sheet of drywall, 1 pound of screws, 1 gallon of compound).

Corey brought up clean up of the grounds from the garbage that flies around. He asked the board if they would be willing to still pay him if he were to do it.

Board tabled the discussion for the next meeting.

Parking lot

NONE AT THIS TIME

NEXT MEETING

MONDAY- 02-24-2025 @5PM

Agenda: Motion to Adjourn

Motion
1st Ray W
2nd Corey C

All in Favor

None opposed, So carried