

Board meeting minutes

General Board Meeting

December meeting

01-05-2026

4:59 pm

Location: Club house 21150 Gertrude Ave bldg. U

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
Alicia Vigo

Previous Minute Approval November

Motion to accept

1st James R

2nd Pat A

All in favor

Financial

Our Financial report will include:

- Aging Report
- Reconciled reports and Statements.

AS OF November 30th 2025

ACHIEVA OPR: \$61,485.24

ACHIEVA RSVE: \$211,613.39

ACHIEVA - CD acct 6701: \$110,088.85

ACHIEVA - CD acct 6702: \$105,476.86 – Fully matured currently in Reserve as of 01-2026

ACHIEVA – CD acct 6703: \$102,133.49

ACHIEVA – CD acct 6704: \$102,133.49

ACHIEVA – CD acct 6705: \$25,521

ACHIEVA – CD acct 5250: \$50,129.14

-Financial report

ALL TRANSFERS HAVE BEEN MADE TO THE RESERVE

-Aging Report

Owner B1 and L2, B1 has been notified and L2 has a promise to pay

Motion to move the \$100,000 into another bank with the best CD rate that can be found.

1st James R

2nd Pat A

The interest of \$5,476.86 will be used towards the fence an addition to what has already been allocated.

Patti mentioned that when audits are performed that whoever is doing the association taxes write a letter regarding the performed audit. Dominick stated that the association CPA Darah Sorah does write a letter every year and is filed in the association records.

Motion to accept financial report

1st James R

2nd Corey C

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

Motion: to Approve a credit card at a total limit of \$10,000.00

1st Pat A

2nd James R

All in favor

Motion have Dominick Beltran and Raymond Wiegand as card holders

1st James R

2nd Pat A

-Dominick to speak with Achieva regarding the newest CD Acct title to not state Joint with Dominick Beltran

-Patti W brought up that according to the manager at Achieva, that the \$250,000 that is covered by the FDIC is **PER EIN NUMBER**. Provided that the association carries substantially more than \$250,000 and will be looking at other institutions to spread out the funds.

-Ray W as the CD accounts fully mature then the association will move the money

-Motion to only pay contractors the percentage amount of the work completed. Not to be paid in full prior to the completion of work.

1st Corey C

2nd James R

All in favor

The spring for the double gates has yet to be loaded. J2W stated that they would come out and wined the springs for the gates at no cost.

Problem with the fence company straightening out the fence at the entry way and billing the association \$315 for the moving of the fence and did not disclose that there would be a fee for doing so. Discussions were made regarding the issue and how to proceed. The fence company stated after the work was completed that there was a cost of materials and labor.

-ESA Requests

-Dominick did not hear back the Becker regarding a status update on the 2 ESA request made by 2 tenants “T4” and “K2”.

-It was suggested that when there is a purchase of a unit that a disclosure should be made to the new owners of ESA requests.

Dominick stated that when buyers purchase a unit there are real estate disclosures for HOA’s for the buyers to agree to and the limitation of pet ownership is also noted on listings.

-Insurance update

- project updates

-Cameras

Dominick, after number of attempts, stated Shultz low voltage has failed to get back to him regarding our camera project and provided a deadline to shultz to come into contact with the association or it will be under the assumption that they are no longer interested in the project and the association will be forced to move on with other companies.

Dominick stated that he reached out to another company and was still waiting for a follow up.

-Palm Tree trimming

Motion was left on the floor from the previous meeting and was revisited at this meeting.
Motion to move forward with the Palm tree trimming.

1st James R

2nd Ray W

All in favor

- 2026 CONTRACTS

- Richardson pro services

A suggestion was made that it should be considered to see if the current landscaper would be willing to lower their cost or possibly be willing to match the cost of the lower bid since we have used him for years and he has a good report with the association.

As per the last meeting, phone calls were made to the references. 1 was from a community and the other was from a home owner, the home owner answered and said Richardson did a good job and the other references could not be reached as well as the community.

Richardson contract is to be sent to the attorney for review now that a good report was provided by a sufficient number of references.

- Msquared Pest control

Their 2026 contract bid did go up and has already been considered in the 2026 draft budget. Question was asked if they spray the entire lawn. Dominick stated yes 2 times per year and around every building quarterly. He also stated that they email him if there are any issue areas that they need to address the day before they come out.

Dominick also noted that he contacts them often regarding areas around windows, doors, etc as he does the water meter reading.

- Becker retainer

Consideration was also made for Sturgis, the difference between having Sturgis and Becker is that Sturgis is a local attorney within the Charlotte County area.

Motion to accept Becker

1st James R

2nd Ray W

All in favor

- Cross Community Management

Motion to accept Cross community management

1st James R

2nd Pat A

All in favor

Motion to Approve next portion of the fence project (in front of the P bldg. and down to the waterway)

1st James R

2nd Pat A

All in favor

NEW BUSINESS

Patti mentioned that Becker has a letter that they send to owners regarding dogs. Dominick will be writing a letter to all

Motion for Dominick to send a letter to all dog owners regarding the rules and regulations on dogs

1st Pat A

2nd Corey C

All in favor

A discussion was carried regarding rule booklets, Dominick will review and update the information in them and update the association website with the updated copy once completed.

-PROJECT UPDATE

HANDICAP RAILING

A bid from J2W was submitted for a total cost of \$850. Dewan will be coming to also submit a 2nd bid. A suggestion was made to see if the college Votech would be able to build a rail at a cheaper rate.

-Matter Tabled

-DRYERS

Bids were submitted by Action appliance and independent laundry company. Action appliance bid contained a single dryer and a double stack dryer bid by whirlpool. Independent laundry Company also submitted single dryer and a double stack dryer but by Speed queen.

Dominick explained that for 2025 all the washer's paid for themselves and the laundry facility total net was around \$94 including the laundry room rework.

Motion to accept the double stack dryer from Action Appliance

1st Ray W

2nd James R

All in favor

FENCE

Fence install is currently projected for the next 2-3 weeks. J2W also mentioned that they have a new vendor for gate installation.

SIDEWALK REPAIR

Dominick is meeting with LRE foundations tomorrow on 01-06-2026

GUTTER

Corey mentioned that the gutter in front of M1 was hanging off of the fascia and needs to be repaired. Mentioned he will send it to Dominick for reference and repair

FIBER INTERNET

Estimated to be completed in 2 weeks. Sand bags were placed by the dumpster area and they will be removed shortly.

OWNER COMMENTS

Alicia spoke regarding the booklets and suggested that the association print out the booklets at the association expense for all the owners.

Dominick mentioned that the rules and regulations can be found on the association website for all to view at their own leisure and that the website is listed on every website.

Corey suggested possibly writing up a condensed version of the association rules booklet and at the end of it putting a link to the association rules.

Dominick stated that he will be work on some solutions.

NEXT MEETING

February 2nd 5PM

Agenda: Motion to Adjourn

Motion

1st James R

2nd Ray W

All in Favor

None opposed, So carried