

PREVIOUS Board meeting minutes

General Board Meeting MAY meeting – 05-29-2025 5:00 pm Clubhouse

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

Owner present
NONE

Previous Minute Approval

Motion to accept
1st Jame R
2nd Pat A
All in favor

Financial

Our Financial report will include:

- Aging Report
- Reconciled reports and Statements.

AS OF APRIL 30TH 2025

ACHIEVA OPR: \$119,187.09
ACHIEVA RSVE: \$310,007.78
ACHIEVA - CD acct 6700: \$102,602.43
ACHIEVA - CD acct 6701: 107,429.07

-Financial report

No transfers have been made to reserve due to not being able to reconcile the accounts. Dominick will be meeting with Patti regarding the final insurance balance and issue the reserve transfers.

\$3,523.40	NEED TO TRANSFER TO OPR FOR ATTRN FEE
\$14,000.00	NEED TO TRANSFER TO OPR FOR CAMERA FEE
\$61,881.00	NEED TO TRANSFER TO OPR FOR DRAINAGE

\$79,404.40

The board expressed concerns with the charges from Becker and have suggested on seeking for other attorneys

Motion to transfer the funds presented above:

1st Ray W
2nd Jame R
All in Favor

-Aging Report

Owners that have been significantly delinquent have either paid their account in full or are catching up on their accounts.

Motion to accept financial report

1st James R

2nd Pat A

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

INSURANCE

Patti stated that there is a settlement amount and NDA associated with it. The HOA attorney reviewed the NDA and made a change and the insurance accepted the amended line.

Line of credit

Patti contacted Achieva regarding a line of credit but is still waiting for a return correspondence.

Maintenance schedule

-Patti made a recommendation on gathering a maintenance schedule for the reserve items, such as pressure washing, checking gutters, etc. and have Dominick do a weekly walkthrough.

-Ray suggested gathering a committee together

There was discussion of potentially exposed electrical/wiring/open electrical panel by the M building

Drainage/Parking lot update

Diller Ventures bid is for \$61,481.30. The work would be a dig out of the current system of 4 feet then then a corrugated pipe would be run throughout the whole complex. The type of stone that will be used will be a 57 pea gravel stone.

Motion to accept Dillers proposal

1st Pat A

2nd Ray W

All in Favor

PAINT

Painting is moving forward.

Patti mentioned there being an issue with the electrician that the board voted for and that he would not be able to do the work. Southwest finishings agreed to remove and install the lights for \$25 per light.

Sherwin Williams rep has been seen on property inspecting the work that was being done.

Patti suggested that the board and or committee review the Painting allocation and possibly reset the allocation year.

Fence

Price for both gates:

\$5,200

\$6,400

CLUBHOUSE WORK

Work is moving forward. Dewan Houston noted that he can do the epoxy work. His plan is to start in the laundry room first then move over to the meeting room.

1 company through Sherwin Williams (Knights Customs)

\$3,239.65 he did not include the vapor barrier then sent another estimate with the vapor barrier \$4,077.02.

Another company he is with Southwest Florida Epoxy \$4,344

Dewan stated that his original bid did not include the cost of material, there may be a price change in his bid in regards to his bid.

The 2 bids from Knights and Southwest did not include a quick dry application

Motion to allow Dewan to do the Epoxy flooring that has some sort of quick dry

1st Pat A

2nd Corey

All in favor

Fining

Pat A. Brought up an issue with the tenant in M building that she is constantly flicking her cigarettes onto the stone area in the parking lot in front of her unit.

Dominick noted that the association is not allowed to issue fines with establishing a fining committee that is made up of owners outside of the board.

On top of needing that, there is a substantial number of days that are allowed for the resident to rectify the issue and not being obligated to pay the fine if issued.

Dominick noted that he has notified the owner of the cigarette issue and every time that he notified the owner the tenant would clean up the rock.

Other issue is waste management when they lift the dumpsters some of the trash will fly out and fly around the grounds.

Laundry room cleaning

Patti brought up a list that Pat A made for the Clubhouse cleaning. Patti also made a suggestion of possibly hiring someone that lives onsite to do the cleaning. This comes up from some complaints and with the improvements being made in the clubhouse.

Dominick noted that he and his wife will make sure the items provided on the list will be performed then also gave an example an owner gave him of a tenant using too many soap pods in a load causing the washer to have soap running out and down the machine.

Dominick also noted the issue with the painters abusing the new bathroom. Having urine on the new tile along with mud around the sink, handicap rail and wall.

Board noted that the painting company needs to be spoken to. If they do not stop abusing the bathroom then the company will need to have a port-a-potty.

All in favor

NEW 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 2nd 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.
- 2nd 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

1st Ray W
2nd 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.

1st Ray W
2nd Jame R

OUT OF OFFICE

Patti will be out of office from May 30th to June 8th

Dominick will be out of the office from May 30th to June 9th

NEXT MEETING

Monday, June 30th

Agenda: Motion to Adjourn

Motion

1st James R

2nd Corey

All in Favor

Adjournment time

None opposed, So carried