

Previous Board meeting minutes

General Board Meeting APRIL meeting – 04-28-2025 5:05 pm Clubhouse

Attendance: Patricia Wiegand (President) (Patti) ; Patricia Alese(Vice President) (Pat A) ; George Speidell(Via Phone, Treasurer); Corey Coney (board member); Ray Wiegand (Board member); Trish Williams (Board member)

Owner present
Alicia Vigo

Previous Minute Approval
Motion to accept February Previous minutes
1st Trish
2nd Pat A
All in favor

Motion to accept March
1st Pat A
2nd Trish
All in favor

Financial

Our Financial report will include:

- Aging Report
- Reconciled reports and Statements.

AS OF MARCH 31st 2025

ACHIEVA OPR: \$161,928.16
ACHIEVA RSVE: \$309,982.30
ACHIEVA - CD acct 6700: \$102,203.84
ACHIEVA - CD acct 6701: 107,041.08

-Financial report

No transfers have been made to reserve due to not being able to reconcile the accounts. The accounts are now all reconciled. Dominick will review and issue the amounts due to reserve before the next meeting.

-Aging Report

John Money made a payment on his account before a NOLA letter was sent.

Patti had a question regarding the quickbook payments that were being made. Dominick explained that the payments are a reflection of the owners that are making online payments for their HOA fees. As he fills out their invoices he also adds the amount surcharge amount of the invoices to the owners that request to make online payments. These payments are essentially “prepaid” and assigned on the invoice.

Motion to accept financial report

1st Pat A

2nd Corey

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/Parking lot update continued

Drainage/Parking lot update

An engineer recommended that the association does not go beyond the current drainage system for potential “grand-fathered” items of the association would raise issue with the county and may require additional work to be done.

James Robinson Entered via phone to address his opinion which was in agreement with the board that the previous scope that was provided would be sufficient given that the current system was only dug down 1 foot and the current scope is to go do 4 feet in total. James noted that the only concern he had was placing a pipe in the ground with no designated “fill” area. However agreed that if the association is considering the pipe then it should be done given the potential benefit it may give.

Dominick did not receive a 2nd bid yet from the 2nd company that was interested in drainage.

SIGN COMPANY

Patti reached out to the sign company again to see when they would be available to install the sign. She has yet to hear back from them at the time of this meeting.

Contract sent to attorney

The paint contract was sent to the HOA attorney for review and the HOA has yet to hear back from the attorney with their remarks.

Line of credit

Patti noted that Dominick, Ray, and herself went to a Continued education course. One of the speakers stated that it would be better for an association to pull a line of credit while the association is in good standing than it is post Hurricane. Process would be easier, faster, and better because the association is in good standing and not in chaotic disarray. Patti suggested for the association to consider speaking with Achieva to consider getting a line of credit.

Motion: To file for a line of credit through Achieva

1st Pat A

2nd Corey Coney

CEU CLASSES

Patti stated to the board that it is absolutely necessary for the board to take the HOA 4 hour courses. Because the HOA has Becker as the HOA attorney they offer the classes for free online. The class is at-your-own-pace kind of course. Board members are able to log in and log out. Dominick will send out the link to the board so they can take the course.

Dominick clarified that there is another 4 hour course that is also required and it must be for HOA and not CONDO. He also explained that the additional requirements are in light of tower collapse in 2021.

INSURANCE

The adjuster came back again and said they wanted the bids of the projects that are remaining. The adjuster noted that she was also writing a report that she will be sending to her managers regarding our claim.

Patti noted that there was a licensed insurance broker that stated there are 2 insurance companies that are coming to florida and that have been changing the insurance climate for florida and that he has seen significant decreases in premiums fy25. Patti would like to meet with this broker and have him bid for Sunshine Villas for the next year.

PAINT COLOR VOTE

Results for vote
2 votes for sand dollar
14 Accessible beige

2 proxies to HOA president- both votes move to accessible beige.

If the attorney does not have any major issues with the contract, then motion to hire southwest finishings for the contract to paint the exterior of the buildings, doors and soffits.

1st Pat A
2nd Trish W
All in favor

Motion to remove the flower beds along the entry ways and where the original sign was.

1st Ray W
2nd Pat A

Dominick asked where the board wanted to put the palm trees and they stated to put them in front of the clubhouse.

Motion to hire kevin to move the brick pavers.

1st Pat A
2nd Corey C

Patti asked the question, when the handyman comes back to work in the clubhouse what would be his next item he would work on.

Dominick noted the tear out of the floors.

Cameras

Dominick noted that he would work on getting the FPL issue addressed regarding the camera system for the “O” bldg side of the complex.

Motion to pay Kevin to flip the pavers around the clubhouse to face the direction they are supposed to face.

1st Ray W

2nd Pat A

All in favor

NEW 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.

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

Thursday, 05-29-2025 at 5pm

Board agreed to take June and July off regarding General board meetings and resume in August.

Agenda: Motion to Adjourn

Motion

1st Ray W

2nd Corey

All in Favor

Adjournment time

None opposed, So carried