

Previous Board meeting minutes

General Board Meeting MARCH meeting – 03-31-2025 5:00 pm Clubhouse

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

Owner present
DANA VASCHON (Q4) AND SISTER (DONNA)

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.

Financial

Our Financial report will include:

- Aging Report
- Reconciled reports and Statements.

AS OF January 31st 2025

TRUIST OPR: \$150,977.17
TRUIST RSVE: \$283,785.10

ACHIEVA OPR: \$32,009.55
ACHIEVA RSVE: \$1.00
ACHIEVA - CD acct 6700: \$101,424.43
ACHIEVA - CD acct 6701: 106,282.11

-Financial report

Dominick noted that he has the January Truist bank statement but now says needs the February statement as well to due a proper reconciliation. He was able to reconcile for January for both Achieva and Truist accounts. Dominick explained the large amount sitting in operating which is part of the insurance funds as well as operating.

No transfers have been made to reserve due to not being able to reconcile the accounts. Once the accounts have been reconciled transfers will continue.

-Aging Report

Dominick noted to the board that A2 and O4 have both made significant payments on their accounts before he was able to send the NOLA letters. He also stated that both owners were made aware of the owners intention of putting a lien on the property if non-payment was to continue.

To accept financial report

1st Pat A

2nd Ray W

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

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

NEXT MEETING

MONDAY- 04-28-2025 @5PM

Agenda: Motion to Adjourn

Motion
1st Ray W
2nd Pat A

All in Favor

Adjournment time 5:59

None opposed, So carried