

## **Budget Meeting-October 20, 2018**

### **Board Meeting- October 20, 2018**

Board Members Present- Hratch , Kim , Jag and Sheryl

#### **Budget meeting called to order at 11:10 am**

- Verified proof of notice accepted. (Homeowners were previously mailed details of the 2019 HOA budget)
- Budget questions were asked from homeowners present at the meeting. Homeowners asked for clarification of items in the budget. It was confirmed by the board, that HOA fees are not expected to increase for the 2019 year. It will be necessary however, for another assessment for roofing in Phase I because the previous assessment about 4 years ago will not fully fund this project. Questions about pool heater costs were raised and even though we received an estimate for about \$8,000 for a new one, currently, the existing system, for now, seems to be working. Questions were raised about the asphalt costs that were budgeted and wanted to know if it could be done sooner rather than later. The board will get some quotes on resealing some of the worn areas of roadway.
- Additional revenue not included in the budget such as application fees, fines and late fees will most likely fund events associated with the Social Committee.
- Hratch motioned to approve the 2019 budget at 11:35 am . Motion approved.

#### **Board Meeting called to order by Hratch at 11:37 AM**

Minutes from last board meeting will be adjusted due to a homeowner complaint about the use of the word "rumor" when referring to what the future budget for the pool committee would be. Minutes from that paragraph of the August meeting will reflect the change in language. (see attached adjustments made to that paragraph)

"A homeowner asked about **information** regarding the pool committee having a budget of \$100,000 to make repairs and renovations. Hratch clarified that if there was \$100,000 to spend, hypothetically, what would the recommendations be? He also explained that the roofs in phase I are the priority and that the roof reserves are specifically for the roofs. Unfortunately, as the pool conversation became more heated, some people became rude and disrespectful, forcing Hratch to call for an end to those conversations."

### **LMT Landscaping**

- Jeff from LMT discussed the use of RoundUp, which contains the chemical, Glyphosate, to kill weeds in flower beds on the property. Currently he not aware of any other product that could serve as a replacement. One suggestion was to use a pre-emergent weed killer, which could reduce the amount of RoundUp needed when sprayed. The concern is that we would be adding another product with unknown consequences to applications. Other options, such as a more organic application, will be explored.
- **Moving forward, any homeowner who requests notification prior to spraying may contact LMT directly or Sheryl Hecht, board member.**
- **Any homeowner who wishes to opt out of any weed spraying from LMT may contact Jeff or Sheryl. Please note, that in order to opt out, homeowners then accept full responsibility for all weed removal in their flowerbeds.**

### **Lighting for Phase II**

- The Board was notified that the order for the exterior building lights is in and will be picked up. We have received estimates for installation and hope to have them installed within the next month or two. Questions were raised about the necessity for a licensed and insured installer and this matter is being addressed.

### **New property manager.**

- Kim introduced our new property manager, Kristen Malave, who is excited to come on board. We are hopeful that this change in personnel will improve the functioning of our community.
- A question was asked about our handyman, Carlos who is currently employed 20 hours/week. The Board hopes to expand his hours to full time in the next few weeks. This will allow Carlos time to complete the bulletin boards at the mailboxes.

### **The Pool**

- Hratch reported that the pool committee had recommended removal of the landscaping planters around the pool area and be replaced with Cabana areas for additional poolside shaded seating. The Board is considering estimates for this project.

### **Power washing and Mulching**

- Kim reported that the parking lots will be done first. Homeowners must remove cars from areas. Once parking lot areas are completed, sidewalks will be completed as well. Concerns were brought up about the use of red mulch staining the sidewalks and parking lots. Where necessary, the power washing company will come back to make any touch ups to remove any staining.

- Landscape Mulch and Power washing are scheduled to begin on the week of October 22<sup>nd</sup>.
- Questions were raised about optional patio power washing at homeowners expense. Estimates will be explored and information will be passed on to homeowners.
- Concerns were brought up from a few homeowners regarding the height of the mulch used in flower beds. They requested that it be more leveled out.

### **Landscape Committee**

- The committee needs to be restructured. Sheryl will not be leading the committee. However, the committee should meet and provide suggestions and recommendations to Sheryl. Anyone looking to join this committee is welcome and if interested, contact Sheryl Hecht.

### **The Guard Gate**

- It was brought to the Board's attention that there have been occasion that guests have come into the community to use the pool without the homeowners being there. This is of great concern to the Board and the community. Homeowners should not be calling in guests to come in from outside the community to use our pool.
- One solution for the continued security and safety of our community is to issue key fobs, which restrict pool gate access. This will be discussed further and hopefully implemented in the future.
- Concerns were voiced from homeowners about gate guards not waving to residents and that they appear distracted by their cell phones. Another concern is that people arrive via bike or by foot and come into the community without showing any I.D. It was suggested that a sensor beam could be installed to sound a bell inside the guard house, alerting the guard to the presence of a car or pedestrians. Homeowners inquired about the use of a different security company to manage the guard booth. Kim and Kristen will get new quotes on switching companies.

### **Roofing project for Phase I**

- Robert Vickers gave an extensive report on the project. A contract was signed with Duhon Roof Consulting (DRC), on 9/18/18. Specifications of the buildings and costs for roofing materials are being compiled to provide an estimate and give target dates for the work. Estimates should be coming in within the next week or so. One of the bigger concerns is more extensive tree trimming to protect the life of the new roofs. The property was walked and suggestions were made for further pruning and any necessary tree removal. Proposals continue to come in and the board will evaluate and choose an appropriate vendor. We are still hoping to have the bid packages by years end and are still planning on construction beginning in the spring of 2019.
- About half of the screen enclosures will need to be removed and reinstalled during the re-roofing process, since some interfere with the roofing. We

have reached out to Palm Beach Aluminum to see if they will work in conjunction with the roofing company. The cost of Removal and Reinstallation of the screen enclosures will be the homeowners responsibility.

- The pool pavilion will be reroofed during this reroofing project, since it makes sense economically.

**Meeting adjourned by Hratch at 12:55pm.**