

# BOD QUARTERLY MEETING JULY 2022

## DRAFT MEETING MINUTES

Location: Zoom Meeting

Date: 7/20/2022

Time: 7:00 PM

### Board Members Present:

- Huy Tran – President
- Damon Gooch – Vice President
- Michelle Carter – Secretary
- Ben Graham – Treasurer – Joined at 7:30 PM

Lily Lombardo from AMV is present

Michelle motions to approve the April BOD minutes, Damon seconded – 3-0-1 approved – Ben missing

Michelle motions to approve the July agenda after addition of the pump for the pool in new business, Damon seconded – 3-0-1 approved – Ben missing

## Agenda Items

### 1. Committee Reports

#### a. Managers Report

- VB nets replaced mid-July – five in storage
- Furniture moved around to reduce loitering
- Downed tree has been handled with homeowner and Sav-a-Tree
- Proposals
  - Pool Covers
  - Water Fountain
  - Pool Pump

#### b. Landscaping - No committee members

- 1 dead tree, 1 dead bush near pool house – may need to replace

#### c. ARB – ~10 applications

#### d. Recreation/Social Committee - 5 members

- Social event August 27, 2022 - budget is allocated for event(s) – will likely be a movie night

- ii) Look at sand for VB court
- e. Swim Team –
  - i) Ben motioned to have swim team have exclusive access to the pool on Wednesday July 27<sup>th</sup> from 6-8 PM for pool party. No second.
  - ii) Damon motions to have swim team access to the pool on Wednesday July 27<sup>th</sup> from 6-8 PM for pool party – not exclusive. Ben seconds. Unanimously approved.
    - (1) Email to send out to community
- f. Website – Administrator needed
  - i) Working transferring domain and website to Weebly

## 2. Old Business

- a. Pave Sealing update – sealing to be done during summer – confirmed September 8-9 – will mail out, website, email, and set up on kiosk
- b. Pettycash – liability issue, transferability/member leaves – remove from business
- c. Pool Furniture – old and new – ready for delivery, funds were authorized. Invoice is being processed and check is going out. First week of August delivery scheduled.
- d. Security signs installed – changed hardware and moved picnic table to reduce loitering
  - i) Bike rack moved to tennis court – move to more functional location – move back to original location
- e. 2021 audit and taxes split – no update – no taxes to be paid, state or federal

## 3. New Business

- a. Pool Pump – Michelle motions to replace pool pump \$15,350 + tax, as applicable, Damon seconded. Unanimously approved.
- b. Water fountain 1 & 2
  - i) Water fountain 1 (filling station) to be installed, Lily to solidify quote on if other aesthetic items need to be addressed (siding) after the fact, additional plumbing, etc., and if there is a cover
- c. Pool covers
  - i) Damon motions to table to next meeting, Ben seconds. Unanimously approved.
- d. Reserve study
  - i) No major expenditures in 2023-2025, 2027 slated for poolhouse updates
  - ii) Maybe move up poolhouse updates to 2024
  - iii) Proposal for new poolhouse games
- e. Financial reports
- f. 2023 budget discussion – Lily to provide updated numbers for budgeting
- g. Next Meeting – set to October 12, 2022, set to virtual meeting.

## 4. Open Forum – no members brought up open items

BOD returns from Executive session with 0 homeowners present.

Ben motions to adjourn seconded by Michelle, unanimously approved

Meeting adjourned at 9:18 PM.

## Executive Breakout Session

Session commenced at 9:05 PM

- Guest Pass discussion
- Gators
- Collection
- Delinquency

Open ideas:

Meeting adjourned 9:18 PM.