

BOD QUARTERLY MEETING OCTOBER 2023 FINAL MEETING MINUTES

Location: Zoom Meeting

Date: 10/18/2023

Time: 7:00 PM

Board Members Present:

- Huy Tran – President
- David Crow – Vice President (Not Present)
- Michelle Carter – Secretary
- Ben Graham – Treasurer

Lily Lombardo from AMV is present

Ben motions to approve the July BOD minutes, Michelle seconded – unanimously approved

Ben motions to approve the October agenda, Michelle seconded – unanimously approved

Agenda Items

1. Committee Reports

- a. Managers Report
 - i) Mailbox on Connery – new one on order, new keys to be sent out
 - ii) Tree damage resolved
 - iii) Bridge signs posted
 - iv) Umbrellas for pool ordered
- b. Landscaping - No committee members
 - i) Annuals planted.
- c. ARB – ~10 applications
- d. Recreation
 - i) Pool Closed
- e. Social Committee - 5 members
 - i) Fall event 10/22
- f. Swim Team
- g. Website – Kim

- i) Will look into website/domain hosting

2. Old Business

- a. Gators schedule – draft to be sent over
 - i) Payment received from swim team
- b. New Click-Pay
 - i) Only a couple people with issues

3. New Business

- a. 2022 Audit – done by accounting associates
 - i) Request to update the signatory
 - ii) Ben motions to approve the audit subject to the updated signatory, Michelle seconded, unanimously passed
- b. Goldklang handled 2022 taxes.
- c. Wading Pool Umbrella – BOD to provide two styles within one week, Lily to get two quotes
- d. Pool Management Proposals
 - i) CPI \$72,100
 - ii) Premier \$83,000
 - iii) Ben motions to approve CPI as the 2024 season, Michelle seconded
- e. Bridge Boards Discussion / Reserve Study Due
 - i) Boards are marked for replacement – proposals for 15 or 25 board replacement
- f. Financial Report – nothing of note
 - i) 5% return from T-bills
 - ii) Ben motions to continue T-bills investment, Michelle seconded
- g. 2024 budget discussion – Fee increase ~3%
 - i) Ben motions to approve the 2024 operating budget with the 3% increase, Michelle seconded
- h. Next Meeting (Annual/BOD) – set to January 17, 2024, set to virtual meeting.

4. Open Forum

- a. Pool lighting concern – 3 lights behind the fence, 2 corner lights (4 total), recess lights, main lights, monument lights – switch might be turned off.

BOD returns from Executive session with 0 homeowners present.

Michelle motions to adjourn seconded by Huy, unanimously approved

Meeting adjourned at 8:13 PM.

Executive Breakout Session

Session commenced at 8:11 PM

- Collection
- Delinquency

Open ideas:

Meeting adjourned 8:13 PM.