



HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

Date: September 23, 2021

Time: 6:30pm

Location: Zoom Conference Call

Attendees:	Nancy Zimmer, President	Y
	Walt MacDonald, Vice President	Y
	Felicia Erskine, Treasurer	Y
	Vickie Hooke, Secretary	Y
	Andre Hardy, Director	Y
	George Platica, Director	Y
	Vince Montelione, Director	Y

Quorum of HOA board were present? Yes,

Lee and Becky from Oasis present? Yes

Homeowners Present: 7

Meeting called to order @ 6:31 pm

Meeting adjourned @ 7:58 pm

Minutes for June – Andre made a motion to approve, Walt second, all in favor.

Minutes:

Financial Update provided by

- Total operating and reserves are @ \$745,536.08
- A/R Aging HOA dues – 13 > 90 days. 3 1st notices, 5 final notice and 5 w/ attorney.
- Nancy motioned to accept Financial Report, Andre second, all in favor.

Landscape Update

- Royal Palms were trimmed
- Weeds beds cleaned today
- Weeds sprayed in front yards today
- October palm trimming
- Front landscaping to be addressed

Security Update

- Addressing with supervisor, letting people in without checking ID
- Residents going through visitor's entrance. Reminder they need to purchase a decal.

Ratify 2nd Street Sidewalk Project, \$4,650.

- Completed due to hazard
- Board approved

4th Street Homeowner Fine

- Vickie motioned to impose fine, Felicia second, all in favor

Royal Palm

- Banding trees, cost \$25 per tree x 4 a year - \$150 per year
- Banding needs to be redone each time a tree is trimmed
- Trimming trees every other month
- Vickie motioned to band trees, Walt second, all in favor

- Monitor tree situation quarterly
- Nancy motioned, Andre second, all in favor

Pressure Cleaning

- Scheduled week of 10/25

Slick Text Reminder

- 94 signed up to date
- May be more than one person per household

Amendment Discussion

- Letter mailed to residents with amendment packet
- Requesting to change voting from 2/3 to majority rules
- Due October 21st

Master Assoc.

- New budget approved
- Electrical issue still be addressed

Food Truck

- Looking at October
- Targeting before proxies are due, avenue to engage with residents

Drain Socks

- Lee and Vince to discuss
- Order one or two to test
- Engineer for drains pending

Lighting Project

- Reflective paint, Lee to get cost

Community Forum-Misc. discussion

- General infractions, process discussed
- Car repairs outside residents' home
- Residents not receiving text messages

Adjournment

Andre motioned to adjourn meeting, Vickie second, all in favor