

Indian Wells HOA Board Mtg. 20 Nov 2023



Zoom info

Date: Monday, November 20, 2023

Time: 6:00 PM

Place: Via Zoom

Meeting ID: 239 649 6357

Passcode: anchor

Agenda

- Call to Order
- Certification of the Presence of a Quorum and Proof of Notice
- Approval of Prior Meeting Minutes
 - *Ask Michael to send us 8 June 2023 minutes*
- Unfinished Business
- New Business
 - Mulch
 - Streetlights
 - Holiday Decorations
 - HOA Light by entrance keypad
 - Landscaping & Irrigation
 - Website change
 - Owner's Home and Lawn Upkeep
 - Declaration Updates needed
 - Proposed Lely Master POA Declarations & Guideline changes
 - Aerators
 - Mailboxes
- Adjournment

Mulch

- The low bid was \$8622 for Cypress mulch provided and put down by Southeast Spreading. This is the same type of mulch as we have always used.
- Meagan and Paul Harvey express an interest in the Coco brown. Southeast Spreading quoted that at \$9759 due to needing more mulch for color change.
 - Coco brown is created by mulching various woods and adding dye.

Mulch Type Comparison

Mulch Type	Color longevity	Soil Benefit	Erosion Control	Weed Supression	Cost
<i>Cypress Blend Mulch</i>	C	B	B	B	A
<i>100% Cypress Mulch</i>	A	C	A	A	D
<i>Pine Straw</i>	D	A	A	B	B
<i>Pine Bark Nuggets</i>	C	D	D	C	C
<i>Red Mulch</i>	B	C	B	C	B
<i>CoCo Brown Mulch</i>	B	C	B	C	C
<i>Gold Mulch</i>	B	C	B	C	C

Mulch Bid Tab (emailed to Board 7 Nov 2023)

	Stahlman	Express Mulch Inc.	Stahlman installation+USA mulch	USA Mulch	Southeast Spreading	Southeast Spreading
Proposal:		Supply and install brown mulch. Brown Shredded Mulch 175 Customer Provided Quantity - 2350 Bags (2cf bags) = 175 cubic yards 44 homes + common areas Mulch is blown in.	No mulch provided Spread 2,350 bags around homeþ and Common Area berms. Plastic bag disposal. Indian Wells is responsible for wood pallet disposal. <i>(Not an issue; mulch supplier will pick up. Need to understand if pallet staging for pick-up though is a requirement.)</i>	Cypress blend or Brown 1400 bags/truck need to take whole trucks	Cypress mulc h Delivered & Installed 1566 3 cu ft bags (=2350 2 cf bags)	Coco (brown) mulc h Delivered & Installed 1957 3 cu ft bags (requires 25% more to cover existing)
Cost:	\$11,750	\$9,100 Price includes materials, installation, & taxes.	5590+2*1400*2.25 = \$11890	\$2.25 / bag <====	Estimate # 23076 \$8,622.06	Estimate # 23075 \$9,758.87
Vendor info:		Evan Gorny Express Mulch Inc. PO Box 62204 Fort Myers, FL 33906 239-633-2951 info@expressmulchblowing.com www.expressmulchblowing.com		Maria USA Mulch 16575 Gator Rd Fort Meyers, FL 33912 239-489-3455 usamulchllc.com usamulchllc@aol.com	Carlos Marcia Hutto Southeast Spreading 6089 Janes Ln Naples, FL 34109 (239) 332-2595 x204 cmena@southeastspreading.com admin@southeastspreading.com [kevin@southeastspreading.com] Susan Vicedomini susancv@aol.com	Carlos Marcia Hutto Southeast Spreading 6089 Janes Ln Naples, FL 34109 (239) 332-2595 x204
				References: Anne Marie Bularzik of Mustang Island amhb123@aol.com		Alden Woods& Sussex used them in 2020 and had a favorable

Streetlights

- Ownership of our streetlights is unique in Lely Resort. We are the only gated community in Lely that doesn't own or pay for electricity or repairs for streetlights.
 - Original capital funding was part of a bond circa '96 for Tiger Island Estates. Our lights are maintained by LCDD (Kevin Carter 239-775-6502) and the LCDD pays the electric bill.
- We have had numerous interactions (emails & calls) with Kevin Carter over the last 6 weeks to fix. There were multiple issues with the streetlights uncovered and all 8 were working ~ 1week ago.
- Six have gone dark since. Something appears to be still tripping the fuse or circuit breaker for these lights.
 - *Left voicemail with Kevin this morning.*

Holiday Decorations

- If we plan to put up lights & decorations this year, we need to:
 - pick a date
 - ask for volunteers
 - decide if we are going to use the existing decorations or replace some items
 - *The lights are all cheap, relatively short string, incandescent bulb. The number and type of connections as well as how the bulbs are connected likely lead to the frequent tripping of the GFIC(s) we experience.*

Landscaping and Irrigation

- This was an unusually dry summer. Just before the last rain...**Naples was running a 27.47” deficit for the year...the worst in recorded history**
- Area immediately southeast of entrance...
 - was not getting water; Stahlman was authorized to add sprinkler heads at a cost of \$300.
 - may have carpet grass in this area and if so, we will need to replace kill it and put in new sod

Website change

- Our website, IndianWellsHOA.net is built using obsolete and difficult to edit software. The fees for this site are due 15 Jan 2023.
- Fox picked up IndianWellsHOA.com URL a while back and wants to build a new website to replace the old one soon, allowing approximately 1 month overlap before cancelling the old site.

Owner's Home and Lawn Upkeep

- 8469 – Need to formally send letter to remove overgrowth and palm tree trunk
- 8473 – Need to formally send letter to remove overgrowth in rear



Did Sara send note to 8469 to remove dead palm tree in response to my email to her on 20 Dec 2021?

Proposed Lely Master POA Declarations & Guideline changes

*Any comments regarding the proposed Lely
Master POA Declarations & Guideline changes
that was emailed to you on October 30th?*

Other issues and concerns:

- HOA Light by Entrance Keypad
- Aerators
- Mailboxes
- Our Declarations

Back-up slides

Our Cameras DVR has failed

See email from Fox on 4 Nov 2023

1. Should we continue to have a surveillance system?
2. If we say yes, who will be responsible to provide pictures and video upon request?
3. If we say yes, who will maintain the system?
4. If we say yes, do we want the same capabilities we had before?
5. If we say yes, who will take the responsibility to research and recommend the system to replace?
6. After answering questions 2-5, should we continue to have a surveillance system?

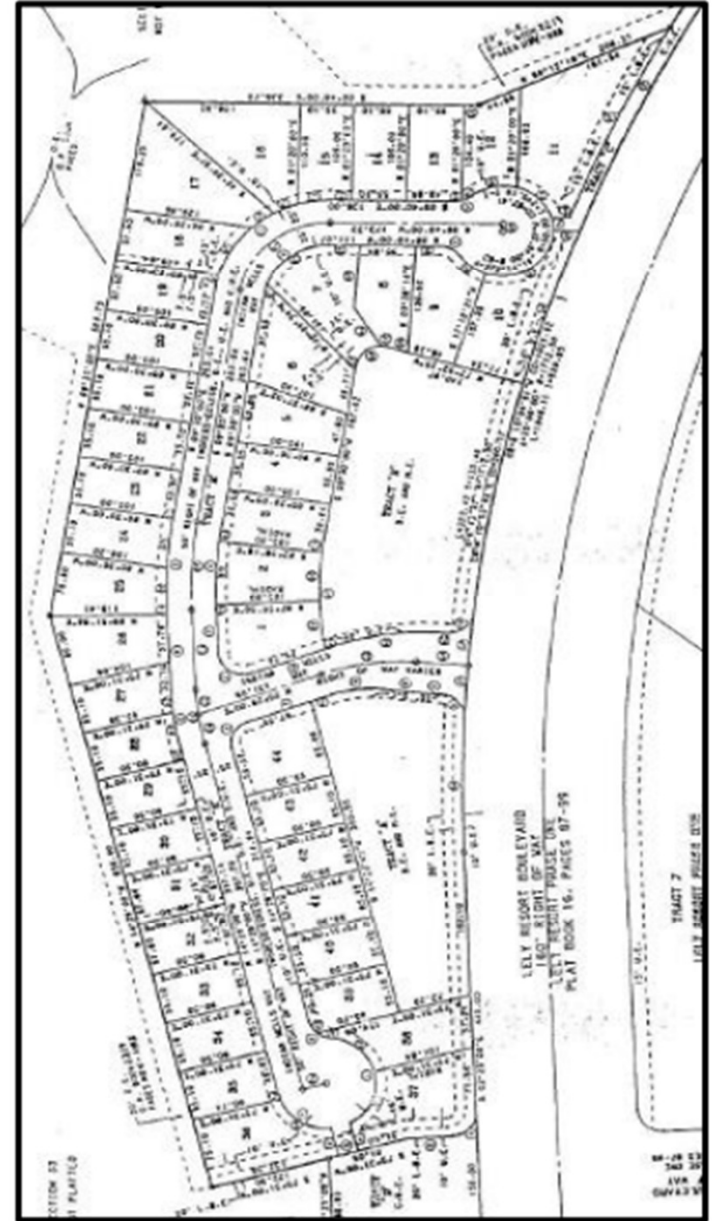
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Reserves

Reserves are for major infrequent capital / expense considerations. Items earmarked include:

- Street resurfacing & sidewalk repairs
- Major gate projects
- Major landscape projects along road and possibly in landscape barrier easements
- Aerators
- Repair, Repaint Common Walls and Fencing,
- Major hurricane damage to common area
- Possibly mailbox repainting or subsidizing replacements if we chose to do something across the whole neighborhood

Governance Document Issues

	Section(s)	Issue	Recommendations
1	10.3 B&C & 10.4	We seem to say things in one place that seem to be in conflict elsewhere. We actually allow more people to stay for the situation where the tenant is absent. Also "unit" is not defined in the Declarations.	Occupy, Occupant, Home, Family and Guest are all defined in the Declaration. A lease should include all occupants. Therefore, we could simply say: "10.3 Occupancy during lease term when an adult tenant is there - The home may be occupied by the tenants and their Family and Guests"; "10.4 Occupancy without an adult tenant present is not allowed without prior approval be the Board."
2	6.2	Time between ARB request submission and ARB decision and Board Decision given need to have noticed open meetings is not adequate. The former may need to be a little longer and the latter should be shorter if possible for the Association member sake.	Increase the maximum time for an ARB Decision from 30 days to 36 days to allow for once a month ARB or ARB/HOA Board monthly meetings. Secondly, reduce the 30 day maximum time currently allowed for the Board to accept or reject an ARB decision to 6 business days. Change ARB named based on ARB recommendation
4	Section 11	When we voted down the amendment regarding change of ownership, we left ourselves without any controls for transfer of property. Secondly, we have a sale application process and application but our Declarations are silent on sales given we did not pass that amendment.	The vote was fairly evenly split. Consider the same amendment again?
4	Fining	Does the current fining process adequately address landlords that don't comply with Declarations?	