

Pickett Downs Phase IV (PDPIV) Board Meeting Minutes

Meeting Date: 02.21.24

This regular meeting of the Board of Directors was hosted at 2800 Wassum Trail, Chuluota FL @ 6:30PM on 02.21.24. Proof of Notice was posted on the community bulletin board at the entrance of PDPIV 48 hours prior to the meeting.

Meeting was called to order by Joe Sala (Vice President) at 6:30PM. In attendance was Joe Sala, Chambliss Muffoletto, Gordon Hunt, Greg Wheeler and Stan Marko. A sign in sheet captured the participants.

Minutes from the previous HOA Board Meeting (12/23) were reviewed and approved by all. Business was discussed to include: (A) Lawn maintenance on lot 192 - homeowner has taken no action to upkeep, Board agrees to hire private company to mow and will bill the homeowner; (B) as of this date, 56 lots / homeowners have paid their dues and 35 are unpaid, 3 lots paid \$399 vice the new amount of \$438; (C) community has voted to modify the Covenant and Restriction and allow for chickens with 61 votes in favor (60 were required); (D) Board approved the hiring of Aquatic Weed for annual pond maintenance; (E) Board approved of a \$10 monthly increase in lawn maintenance of track C.

Treasurer's Report was provided by Gordon Hunt. The account balance was reviewed, and no outstanding invoices were identified / all vendors have been paid.

New Business: (A) the Board acknowledged that an annual assessment reminder letter should be sent to the 35 homeowners that have not paid as of February 21, 2024; (B) the Board agreed that we would call / visit the 3 homeowner that short paid their dues; (C) the Board agreed to targeting May 4, 2024 for the Annual PDPIV meeting at track "C", two Board positions will be open to community nominations. Joe Sala and Gordon Hunt have both served their two year terms; (D) the board agreed to post notification on our web site of changes to Covenants and Restrictions (<https://pickettdowns4.com/>) to allow for chickens.

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The meeting was adjourned at 7:16PM.

Actions:

1. Sandeep Wilkhu and Chambliss Muffoletto to sign certificate of approval of the amendment of the Covenants and Restrictions via notary.
2. Chambliss Muffoletto to draft letter to delinquent homeowners as reminder for outstanding dues / assessments.
3. Gordon Hunt and Joe Sala to get in touch with 3 neighbors that short paid annual assessments.
4. Joe Sala to hire lawn maintenance company to mow lot 192.
5. Chambliss Muffoletto to draft Annual PDPIV meeting notice to include proxy for nominations of two board positions.

Next PDPIV HOA Board Meeting is scheduled for 03.27.24 6:30 @ 2781 Wassum Trail, Chuluota FL.