

Pickett Downs Phase IV (PDPIV) Board Meeting Minutes

Meeting Date: 06.21.23

This regular meeting of the Board of Directors was hosted at 2800 Wassum Trail, Chuluota FL @ 7:00PM on 06.21.23. 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 Sandeep Wilkhu (President) at 7:00. 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 meeting were not provided. However, prior business was discussed to include: (A) the status of the two (2) lots with unpaid dues. Formal notifications were sent to both parties with request for payment - remains outstanding; (B) pot hole repairs were made at PDPIV entrance on Warrner by Joe Sala and Stan Marko; receipt for material reimbursement was submitted to Gordon Hunt, Treasurer for payment; (C) Joe Sala obtained confirmation that the PDPIV 2022 taxes have been filed and a copy was provided to Chambliss Muffoletto, Secretary for filing; (D) Stan confirmed that all board members were updated on our website pickettdowns4.com.

Treasurer's Report was provided by Gordon Hunt. Account balance was reviewed and no outstanding invoices were identified / all vendors have been paid. Received bill for insurance and the board agreed to make payment in July. Had a brief discussion on whether we should move some funds into a CD or savings account to earn interest.

New Business: (A) the new board decided to conduct monthly meetings going forward (vice QTRLY), all agreed; (B) discussed the concept of a community news letter and reviewed draft, all agreed to move forward; (C) discussed the use of social media for community news, all agreed and a Facebook group - Pickett Downs Phase IV Neighbors will be set up. Chambliss Muffoletto to lead both.

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Actions:

1. New officers on the PDPIV board need to be updated on the LLC (Chambliss to investigate)
2. Review state requirements for HOA board members and be sure we are following (Chambliss will present at next meeting)
3. Confirm letter was sent out WRT uncut grass on property located on Warner Drive from the ARB (Chambliss to get with Tony)
4. Send Stan a copy of the meeting minutes for posting on PDPIV web site (Chambliss)

North Lake Pickett Easement Association (NLPEA) updates: (A) New board was elected; (B) Review of lake access options underway. Possibility of putting in power for the gate and CCTV; (C) Discussion of moving gate and wall back from the street to improve entrance and exit for boats / jet skis; (D) Stan remains our representative with the NLPEA and Daymon will continue to handle lake keys for new homeowners.

Next PDPIV HOA Board Meeting is scheduled for 07.26.23 7:00 @ 2781 Wassum Trail, Chuluota FL.