

# Pickett Downs Phase IV (PDPIV) Board Meeting Minutes

*Meeting Date: 08.28.24*

This regular meeting of the Board of Directors was hosted at 2781 Wassum Trail, Chuluota FL @ 6:30PM on 08.28.24. 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 6:37PM. In attendance was Joe Sala, Chambliss Muffoletto, Gordon Hunt, and Greg Wheeler. A sign in sheet captured the participants.

Minutes from the previous HOA Board Meeting were reviewed and approved by all. Business was discussed to include: (A) Confirmation a check was sent to county to reinstate our Pickett Downs Unit IV Homeowners Association Inc as a Florida Not for Profit Corporation. (B) ACC requested update to building plans wrt setback placement of new build on lot 192. Lot owner agreed with request and will be submitting updated plans for review

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) North Lake Pickett Easement Association (NLPEA) approved dues increase raising each lot from \$25 to \$50. There are a total of 427 lots that make up NLPEA stretching from Pickett Downs Phase I, Pickett Downs Phase II/III, Pickett Downs Phase IV, Killaloe and Lake Picket Estates. Plan to refurbish dock with increased funds. (B) Greg Wheeler cut the tree down on Track C by the Pond at no cost to the HOA. HOA appreciates his commitment to our community. (C) Discussion / planning for the 2025 Annual Budget Meeting. Target date of 11/16/2024.

The meeting was adjourned at 7:00PM.

Actions:

1. Chambliss Muffoletto to draft notification letter of the Annual Budget Meeting to include the agenda, date and location of the

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meeting along with the President's letter. Must be sent out NLT 10/16/2024

2. Gordon Hunt to provide the 2025 proposed budget which will reflect a 10% increase in forecasted 2025 expenses and the obligation of the HOA to NLPEA increase of \$25 per lot.
3. Chambliss Muffoletto to draft letter informing neighbors of amount of 2025 dues and the due date per our By-Laws. Letter must be sent out at least 60 days prior to due date / before 11/02/2024.
4. Chambliss Muffoletto to draft a new sign in sheet for Annual Budget meeting to include email address of attendees.
5. Outstanding - Chambliss Muffoletto to meet with Stan Marko to transition the management of the Pickett Downs Phase IV web site to Chambliss Muffoletto.