

Pickett Downs Phase IV (PDPIV) Board Meeting Minutes

Meeting Date: 09.12.23

This regular meeting of the Board of Directors was hosted at 2800 Wassum Trail, Chuluota FL @ 6:30PM on 09.12.23. Proof of Notice was posted on the community bulletin board at the entrance of PDPIV 5 days prior to the meeting.

Meeting was called to order by Sandeep Wilkhu (President) at 6:30. In attendance was: Sandeep Wilkhu, Joe Sala, Chambliss Muffoletto, Gordon Hunt, and Greg Wheeler. Meeting adjourned at 7:00.

Minutes from the previous meeting were provided, reviewed and approved. Prior business was discussed to include: (A) each board member certified in writing to the secretary of the association that they have read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that they will work to uphold such documents and policies to the best of their ability; and that they will faithfully discharge their fiduciary responsibility to the association's members per Florida statute 720.3033; (B) (1) unpaid dues have now been collected by the new homeowner.

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

New Business: (A) the Board agreed to have the next meeting on November 8, 2023 (location TBD) in preparation for annual budget meeting tentatively scheduled for November 18, 2023 @ track C . Notice will be posted on community board 48 hours in advance and posted on PDPIV Neighbors Group on FB; (B) It was brought to the boards attention that 3 owners have not been properly maintaining drainage easement per the Pickett Downs Unit IV Covenants and Restrictions and if not corrected the Board will maintain for them at their expense; (C) PO Box at UPS store in Oviedo will be closed due to establishing new PO Box at USPS in Oviedo; (D) meeting minutes from July meeting need to be posted on [PDPIV Website](#) (E) It was brought to the boards attention that two homeowner have chickens on their property which goes against our Covenants and Restrictions. (F) Discussed preparations for the PDPIV

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Association Annual owners meeting, tentatively scheduled for 11.18.23. At this meeting the board will be proposing a 10% increase to the 2024 dues, in the amount of \$39.9, making the total due 01.01.24 \$438.90 per lot. For this to take effect, the increase must obtain a majority vote of the entire membership on the association who are voting in person or by proxy at a meeting (per Pickett Downs Unit IV Homeowners Bi-Laws Article IV Section 2). This increase will go towards funding road repairs / repaving in the future.

Actions:

1. Post approved board meeting minutes from July on website (Chambliss Muffoletto)
2. Send letters to 3 owners as reminder to maintain their drainage easements per covenants (Chambliss Muffoletto)
3. Send letters to 2 owners as a reminder that livestock is not permitted per our Covenants and Restrictions (Chambliss Muffoletto)
4. Send notification of PDPIV HOA address change via PDPIV Neighbors FB Group (Chambliss Muffoletto)
5. Draft Presidents letter for PDPIV Annual Association meeting which needs to be mailed to all members at least 30 days prior to meeting (Sandeep Wilkhu)
6. Develop proxy sheets for homeowners to complete acknowledging approval of 2024 budget and dues increase (Chambliss Muffoletto)
7. Develop overview of our 2024 budget to be presented (and mailed) at the annual budget meeting (Gordon Hunt)