

Pickett Downs Phase IV (PDPIV) Board Meeting Minutes

Meeting Date: 12.06.23

This regular meeting of the Board of Directors was hosted at 2781 Wassum Trail, Chuluota FL @ 6:30PM on 12.06.23. 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 6:30PM. In attendance was: Joe Sala, Chambliss Muffoletto, Gordon Hunt, and Greg Wheeler. A sign in sheet captured the participants.

Minutes from the Annual Budget Meeting were reviewed and approved by all. Business was discussed to include: (A) an overview of the budget meeting for the board members what were not able to attend; (B) submission of receipts to Gordon Hunt (treasurer) from Chambliss Muffoletto (secretary) for reimbursement of postage, envelopes, labels, printing services and paper. The board reviewed and approved expenditures.

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 a dues reminder letter to the homeowners needed to be sent out asap detailing the approved increase to \$438 annually and the due date of January 2024; (B) The community has two volunteers that will be walking the neighborhood to get support to update the Covenants and Restrictions Section 5 (Livestock and Animals) to allow for chickens; (C) discussed the possibility of getting a credit card from Bank of American (PDPIV banking services) to eliminate the need to reimburse board members for business operations. The card would provide electronic records of all transactions. The meeting was adjourned at 7:12PM.

Actions:

1. Gordon Hunt to investigate getting a credit card, how to make it available/restricted to board members only, and how to put limits on spending.

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2. Gordon Hunt to write a reimbursement check for \$341.04 to Chambliss Muffoletto.
3. Sandeep is going to reach out to the owner of lot 259 wrt proper drainage maintenance prior to sending formal letter.

Next PDPIV HOA Board Meeting is scheduled for 02.13.24 6:30 @ 2781 Wassum Trail, Chuluota FL.