

Board of Directors Meeting

6:30 pm

January 27, 2021

Royal Lakes Estates

<https://zoom.us/j/97894004875?pwd=OHVXV3pWeFBjc1BGNUdrUGVmZnRxdz09>

Board of Directors Meeting Minutes

1. Call to order of the Board of Directors meeting at 6:31 pm, George Prat, Lee Ivey, Jr., Teresa Ricard and Brendan Doran were all present. Kristi Denardo was absent.
2. Review/Approval of the Minutes from October 28, 2020: the board reviewed the minutes as prepared. George Pratt made a motion to approve the minutes as prepared, Teresa Ricard seconded the motion, all in favor, motion carried.
3. Review/Approval of the Financials
 - a. October-December Financials – The board reviewed the financials; Brendan Doran presented the financial update to those present. As of December 31, 2020, there was \$197,243.13 in the operating account and \$222,913.56 in the reserve accounts. The outstanding delinquent assessments are \$72,622.24. Teresa Ricard made a motion to approve the financials as prepared, George Prat seconded the motion, all in favor motion carried.
 - b. Builder Deposit account – in progress
 - c. Delinquent accounts – discussed in executive session.
 - d. Violation report – discussed in executive session
4. Old Business:
 - a. Walking Trail: tabled for the moment
 - b. Superior Lawn Care: new landscape company started 1.01.2021. They have submitted several bids that the committee will review and present to the board for consideration.
 - c. 2020 Audit and Tax Prep: since an audit was completed in 2019 the board didn't feel that a full audit would be needed for 2020. Brendan Doran

made a motion to not do a full audit, only state and federal tax preparation for 2020. Teresa Ricard seconded the motion, all in favor, motion carried.

5. New Business:

- a. Drainage Issue: George Prat is working with the county to clean out the ditches on Royal Lakes Blvd and Majesty Lane. They are not able to do any ditch work until the ground is dry. There is a section at the barn that needs to be taken care, we have a price for that work from Southern Services in the amount of \$1850.00, there is also one smaller area that needs to be done at the same time. George Prat would like Southern Services to do that area as well. George Prat made a motion to accept the bid and small additional for Southern Services to clean out the ditch in the barn area so that it flows towards the road. Teresa Richard seconded the motion, all in favor, motion carried.
- b. Front Fence Removal: George Prat gave an update on the white plastic fence removal. Right now the contractor is at a stand still as he is having problems finding a place to dump the fence once it is removed.
- c. Gates for the baseball and old park area: this has been tabled for now
- d. Hog update: Teresa Ricard has been working with Jimmy the hog hunter. He is having major issues keeping the deer from eating all corn bait for the hogs. He has not seen any hogs on the cameras that he has placed either. He is going to try a different approach and will send us an update.
- e. Littering: there seems to be a lot of litter in the community lately. Management was asked to send out an email blast with regards to picking up litter, properly securing trash and that a community work day will be planned for the spring.
- f. Overnight long term street parking: Management was asked to also send out an email blast reminding homeowners that parking on the street for long periods of time is not permitted.

6. Committee Reports

- a. ACC – running smoothly, there are 4 applications in process at this time

- b. Landscaping: Diana Garcia gave the landscape update. There are some on going irrigation issues that need to be resolved prior to the spring planting and they are reviewing bids for additional items requested.
 - c. Equestrian Center: no update
- 7. Homeowner Forum- question and answers from those in attendance. There were 5 homeowners in attendance, no questions asked.
- 7. Scheduling of the next meeting- the next meeting will be February 24, 2021 at 6:30 pm via Zoom
- 8. Adjournment – the meeting was adjourned at 7:35 pm