

*Board of Directors Meeting*  
*6:30 pm*  
*May 26, 2021*  
Royal Lakes Estates  
Board of Directors Meeting Minutes

Join Zoom Meeting

<https://zoom.us/j/97585462433?pwd=L0pleHYzMmVOaVNKcmVPN0s5dmdlQT09>

Meeting ID: 975 8546 2433

Passcode: 113482

One tap mobile +13462487799

1. Call to order of the Board of Directors meeting at 6:32 pm. Teresa Ricard, George Prat, Lee Ivey, Jr., Kristi DeNardo and Brendan Doran were present.
2. Review/Approval of the Minutes from March 24, 2021: George Prat made a motion to approve the minutes as prepared, Kristi DeNardo seconded the motion, all in favor, motion carried.
3. Review/Approval of the Financials
  - a. March and April 2021 - the February financials were presented to the board for consideration. The operating account had \$264,635.03 as of April 30, 2021. The reserve accounts had \$241,446.76 as of April 30, 2021 and the outstanding AR was \$80,053.49. The association is \$311.12 over budget year to date. Kristi DeNardo made a motion to approve the April 30, 2021 financials as presented. George Prat seconded the motion, all in favor, motion carried.
  - b. Delinquent accounts – discussed in executive session.
  - c. Violation report – discussed in executive session.
4. Old Business:
  - a. Walking Trail: tabled for the moment.
  - b. Drainage Issue- we are waiting on dry weather to be able to start the drainage work.
  - c. Equestrian Center Contract – Brendan is still working on the contract

5. New Business:

a. Irrigation Report: The board discussed the separate irrigation contract and the landscape contract. The landscape committee talked about the benefits for having the landscape company handle the irrigation issues versus the separate contract. Management will see what the contract states about cancellation.

b. Landscape Proposals:

a. Relocating existing bullrock and moss rock to a new location: the board reviewed the proposal to move the bullock and moss rock in the amount of \$617.03. Teresa Ricard made a motion to approve the proposal. George Prat seconded the motion, with the addition that they move the large moss rock back into place at the entrance that was moved out of place by a car. All in favor, motion carried.

b. Ligustrum for the berm: The board reviewed the bid for adding 171 Ligustrum to the berm in the amount of \$3,671.56. There was discussion on the number of plants needed. George and Teresa will walk the berm and confirm how many plants will be needed.

c. Dirt work: George Prat discussed the need to have John fix the berm behind the baseball field ASAP as it is sliding. He has asked John for a bid and then will send it to the board for review and approval. George Prat has also talked with the county about the bridges and will stay on them.

d. Fence behind the monument: George Prat reported that the fence needed to be rebuilt, adding rock to the inside area to help with drainage. He will also ask John to get a bid for that as well.

6. Committee Reports

a. ACC – running smoothly, they have been busy with new home construction and pools.

- b. Landscaping: Diana Garcia gave the landscape update; she has been working closely with Superior LawnCare and will be working on a plan to add additional plants as needed.
  - c. Equestrian Center: A good clean out of the barn will need to be done prior to any new horse stall rentals. Brendan will schedule a day to get the barn cleaned out. The equestrian center lease agreement will need to be revised as well.
- 7. Homeowner Forum- question and answers from those in attendance. There were 8 homeowners in attendance. They discussed the white fence, one owner present was concerned about safety if the white fence was removed and nothing placed back up. It was explained that it would have a natural fence with the bushes that were planted there.
- 8. Scheduling of the next meeting- the next meeting will be June 23, 2021 at 6:30 pm via Zoom
- 8. Adjournment – the meeting was adjourned at 7:47 pm to executive session.