

Board of Directors Meeting
6:30 pm
June 23, 2021
Royal Lakes Estates
Board of Directors Meeting Minutes

Join Zoom Meeting

<https://zoom.us/j/92685852656?pwd=NVFhcFlzOUe0UUZBUxFzWDhReTliZz09>

Meeting ID: 926 8585 2656

Passcode: 138108

One tap mobile +13462487799

1. Call to order of the Board of Directors meeting at 6:31 pm. George Prat, Lee Ivey, Jr., Kristi DeNardo and Brendan Doran were present. Teresa Ricard was absent.
2. Review/Approval of the Minutes from May 26, 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. May 31, 2021- the May financials were presented to the board for consideration. The operating account had \$244,635.42 as of May 31, 2021. The reserve accounts had \$241,446.76 as of May 31, 2021 and the outstanding AR was \$73,265.77. The association is \$177.58 over budget year to date. Lee Ivey, Jr. made a motion to approve the May 31, 2021, financials as presented. Kristi DeNardo 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 the county to do Kings Forest and Knightwood Court, there has been too much rain for them to work on the

ditches. The water standing in the pipeline is still an issue. George has made calls but has not gotten any responses. The area needs to be mowed but there is too much standing water.

- c. Equestrian Center Contract – Brendan is still working on the contract; he is scheduling a clean up day. We will need to bring in a dumpster and bank sand. Management will get that scheduled.
- d. Ligustrum plating for the berm: The board reviewed the proposal to plant Ligustrum bushes on the berm: George and Theresa will confirm the actual number of plants needed and will be move forward with the project.

5. New Business:

- a. Irrigation Contract: the irrigation contract has been paid in full for the year. The contract can be cancelled but there will not be a refund. The board will keep using the current contractor for irrigation until the contract needs to be renewed and then it can be discussed again.
- b. Lighting at the front entrance: the board reviewed the bid to have the lighting redone at the entrance with an upgrade to LED and have them all the same color. George Pratt made a motion to approve the bid. Kristi DeNardo seconded the motion, all in favor, motion carried.

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 and is working on the fall planting
- 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 9 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 July 28th at 6:30 pm via Zoom
8. Adjournment – the meeting was adjourned at 7:42 pm to executive session.