

Board of Directors Meeting
6:30 pm
September 22, 2021
Royal Lakes Estates
Board of Directors Meeting Minutes

Join Zoom Meeting

<https://zoom.us/j/92685852656?pwd=NVFhcFIzOUE0UUZBUXFzWDhReTliZz09>

Meeting ID: 926 8585 2656

Passcode: 138108

One tap mobile +13462487799

1. Call to order of the Board of Directors meeting at 6:34 pm. George Prat, Kristi DeNardo and Brendan Doran were present. Teresa Ricard and Lee Ivey, Jr., were absent.
2. Homeowner Forum: There were three (3) homeowners in attendance via ZOOM
 - a. Homeowners present had no comments at this time
3. Review/Approval of the Minutes from August 31, 2021:
 - a. The minutes from August 31, 2021 were presented to the Board for consideration. George Prat made a motion to approve the minutes as prepared, Kristi DeNardo seconded the motion, all in favor, motion carried.
4. Review/Approval of the Financials
 - a. As of August 31, 2021, the Association had \$165,542.15 in the operating account and \$249,018.15 in the cash reserve account. As of July 31, 2021, the total delinquency was \$59,153.59. The Association is over budget \$26,040.61 due to the many projects that have been completed this year. George Prat made a motion to approve the August 31, 2021, financials as presented. Brendan Doran seconded the motion, all in favor, motion carried.

- b. 2022 Budget discussion: the board talked about raising the assessments this year to keep the community up. Management was asked to prepare a budget with a 5% increase.
- c. Delinquent accounts – discussed in executive session.
- d. Violation report – discussed in executive session.

5. Old Business:

- a. Drainage Issues – George talked to the county, and they still have Majesty and Royal Crest on the list, but have not confirmed when they will be done.
- b. Gazebo/old picnic tables at the old park- Brendan suggested putting this off until the early part of next year when the weather was cooler and after the holiday season.

6. New Business:

- a. Scheduling of the Annual Meeting: the board discussed the upcoming annual meeting. Saturday November 6th was date decided on. Management will look for a venue to hold it as close to the community as possible.
- b. White Fence removal: the removal of the white fence was discussed. It will cost approximately \$15,000.00 to have the fence removed. This could not be agreed upon and since 2 board members were absent a final decision was not made.

7. Committee Reports

- a. ACC – no updates
- b. Landscaping: Diana Garcia provided update; they have been working with the landscape company and the fall/winter planting will be done at the end of October.
- c. Equestrian Center: Brendan Doran provided update; currently there are two horses being stabled there. He will send management the contact information for the owners.

8. Scheduling of the next meeting- The next meeting will be October 27, 2021 at 6:30 p.m. in person and via ZOOM.

9. Adjournment – The meeting was adjourned at 7:13 p.m.