

MEETING AGENDA

CONVENE MEETING

State TIME and DATE August 19, 2025

State PLACE held: Northdale Recreation Center

State those present and titles:

Mary Ellen Kilbride – President

Mike Williams – Vice President

Bill Guerra- Treasurer

Ann Williams – Secretary

Karen Emberton – Trustee

Kathy Moran – Trustee

Richard Balthazor – Trustee

Monique Dailey-Manager

State QUORUM or NOT

Ask for approval of MINUTES OF LAST MEETING(S)

Last meeting July 15, 2025

INQUIRE IF ANY CHANGES NEEDED

Motion from trustee to accept minutes

Second required

Vote on motion by all trustees and numbers announced

ASK FOR TREASURER'S REPORT – July 2025

Motion to accept reports for July 2025

Call for vote and announce results

OLD BUSINESS TO CONSIDER (Items discussed at previous meetings)

- Update on existing work orders with the County. – from Mary Ellen and Karen
- Follow up from Monique on damaged Verizon/Frontier boxes in neighborhood
- Follow up from Monique on Spectrum boxes and social media communication
- Follow up with all Board members on completing the online financial form.
- Wall repair section painted; still waiting for last section of wall to be touched up at the base from damage caused by FEMA trucks picking up debris after Hurricane Milton
- Follow up on quote from Tri-S to fertilize 2x per year
- Draft Lawn Maintenance Agreement to be sent with revisions to current contractor at same price. Removing fertilization requirement.

NEW BUSINESS TO CONSIDER

- Approval for annual financial audit from King and Walker CPA's – up to \$2,800. Was \$2,500 last year and there has been no price increase in the past few years.
- Statistics on phone calls and emails received

- Request from Florida Open the Books for the annual expenditure report. We have done this the past two years as it is required by the Florida in the Sunshine Act.
- Contacting owner of 3022 Fox Lake Drive for repair of damage to the wall by the tree trimming company on August 4, 2025. Renter resident said owner hired the tree trimming company. Additional stair step cracks probably from tree in yard.

Next meeting is scheduled for September 16, 2025

All issues should be discussed, motions proposed if actions are necessary, seconds required and then voted on by Board. Results announced.

When done with new business, President entertains motion to adjourn meeting. Second required, and vote. Time of meeting end is stated for record. **Time ending.....**