

WATERSIDE POINTE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 20 , 2023

6:30 PM
Waterside Pointe Clubhouse
110 Honeymoon Island Way
Groveland, Florida 34736

MEETING MINUTES

Attendees: Scott Harwood, President; Ralph Bergeron, Vice President; Shantel Ocampo, Secretary; Len Palumbo, Treasure; Bryan LaLone, Director, and Beth Yousey, LCAM

Called to Order: The meeting was called to order at 6:33 pm.

Approval of the Meeting Minutes: A motion was made by Bryan LaLone to approve the August 16, 2023, as presented. The motion was seconded by Scott Harwood and unanimously carried.

Manager Report: Beth Yousey presented the manager's reports. The manager's report is included in the Board of Director's package entered as part of the Association records.

Board Discussions:

The Board of Directors Resolution.

A motion was made by Shantel Ocampo to direct all litigation law firms to include Brian Morony on all legal lawsuit litigation issues, to include but not limited to emails, conference calls, text messages, written documents that involved Waterside Pointe Homeowners Association. The motion was seconded by Scott Harwood and unanimously approved.

Canal Cleaning

Information and written documentation were given by Brian Maroney about St. Johns River Water Management District.

Any further removal of plant material should be reviewed by Board of Directors and Brian Moroney, Special Legal Liaison, to determine if the removal of plant material is allowed by the St. Johns River Water Management District permit issued to Waterside Pointe Homeowner Association.

Speed Bumps- At this time no speed bumps will be installed.

Budget Committee Update- The proposed 2024 Budget will be presented to the Board at the regularly scheduled Board of Directors Meeting scheduled on the third Wednesday of the month, November 15, 2023, at 6:30pm.

RV Lot License/Contracts will see a possible increase in 2024, with new policy produces, which will be presented at the Board Meeting in November.

Clubhouse New Procedures

New procedures are being developed for the clubhouse; any new rental agreements will have the new procedures.

Annual Meeting Date: November 1, 2023, at Clermont City Center at 6:00pm, notices will be mailed the week of September 25th.

Landscaping Refurbishment

Scott Harwood presented a proposal to refurbish the residents' entrance for a total cost of \$23,4950, included in this cost is \$7,800 for mulch and \$1,800 for annuals. These two costs are budgeted within the contracted landscaping account. This reduces the refurbishment cost to \$13,879.50.

A motion was made by Shantel Ocampo to approve Green Valley Landscaping Management Inc proposal to refurbish the residents' entrance not to exceed \$14,500.00. The motion was seconded by Bryan LaLone and unanimously approved.

Others

Seawalls with cut through- Information given by Brian Moroney about the background of the SJRWMD permits, it was stated the Board of Directors do not have the authority to approve any changes to the types of seawalls without the approval of the SJRWMD.

Committee to review CCR's to allow docks in Crystal Lake- This topic has been tabled to a later date.

Adjournment:

A motion was made by Scott Harwood to adjourn the meeting at 8:31 pm and seconded by Shantel Ocampo and unanimously carried.