

WATERSIDE POINTE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 25, 2023

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

MEETING MINUTES

Attendees: Ralph Bergeron, Vice President; Shantel Ocampo, Secretary; Bryan LaLone, Director, and Beth Yousey, LCAM

Called to Order: The meeting to order at 6:32 pm.

Approval of the Meeting Minutes: A motion was made by Shantel Ocampo to approve the December 22, 2022, as presented. The motion was seconded by Bryan LaLone 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.

The December 2022 Financial Report shows the year to day variance as \$8726.06 over for the year. There were over \$70,833 unexpected cost for the year. The expenses ranged from palm tree treatment, clean out of drainage pipe, removal of vegetation behind the townhomes, destructive testing on the waterslide stairs and new pump for the pool.

The Community Manager requested permission to install two new no parking signs between 557-561 Blue Cypress Drive, due to safety concerns of owners parking on a curve which obstructs the view of drivers.

A motion was made by Bryan LaLone to install two No Parking signs on the curve on the Northeast corner of Blue Cypress Drive between 557 to 561 Blue Cypress Drive, the signs are not to exceed \$150. The motion was seconded by Shantel Ocampo and unanimously carried.

Mrs. Yousey reported that current landscaping company Cherry Lake was given a non-renewal letter for service for the community.

A motion was made by Shantel Ocampo to approve Green Valley Landscaping company contract for \$134,000 per year for common property and \$57,000 per year for Town Homes to start March 1, 2023 to February 28, 2024. The motion was

seconded by Bryan LaLone and unanimously carried.

Unfinished Business: Updates were given on waterslide and gate progress. Phase 3, Camera purchase and installation was put on hold until July 2023.

A motion was made by Shantel Ocampo to approve Eastbrook Construction proposal to repair stucco and window leaks on the Townhomes not to exceed \$40,000. The motion was seconded by Bryan LaLone and unanimously passed. It was requested that the repair material be tinted to best match the building color.

New Business:

Sign options were presented by the community group who is currently handling social events. It was asked that two signs be purchased for community postings. The request was tabled until next month, while more options are obtained.

Website Proposal:

A proposal from Digital Renegades was presented by Mrs. Ocampo. The owner of the company is a Waterside Pointe Owner, which gave a significant discount on the website refurbishment. **A motion was made by Shantel Ocampo to approve option 2 which included the discount, for a cost of \$5,000.00, with Website Care Plan for \$189.00 per month. The motion was seconded by Bryan LaLone and unanimously passed.**

Open Board Position

A motion was made by Shantel Ocampo to appointed Len Palmbo to the open Board of Director position. The motion was seconded by Ralph Bergeron and unanimously carried.

Questions were taken from the owners.

The Meeting was recessed at 8:07pm for an Organizational Meeting of the Board of Directors. The Meeting was reconvened at 8:10pm.

Adjournment: A motion was made by Shantel Ocampo and seconded by Bryan LaLone to adjourn at 8:10 pm and unanimously passed.

Organizational Meeting:

The meeting was called to order at 8:07pm.

Nominations for the Board of Directors were as follows:

Scott Harwood – President

Ralph Bergeron- Vice President

Shantel Ocampo- Secretary

Len Palumbo- Treasurer

Bryan LaLone- Director at Large

A motion was made by Shantel Ocampo and seconded by Bryan LaLone and unanimously carried.

Meeting was adjourned at 8:10pm