

WATERSIDE POINTE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 15, 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, Treasurer; and Beth Yousey, LCAM

Called to Order: The meeting to order at 6:30 pm.

Approval of the Meeting Minutes: A motion was made by Shantel Ocampo to approve the January 15, 2023 as presented. The motion was seconded by Len Palumbo 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.

Unfinished Business:

A motion was made by Scott Harwood to remove 5 trees that next or near a drain, the trees to be removed are 702 Tarpon Way, 601 Lake Talquin, 602 Lake Talquin, 551 Rainbow Springs and Waterside Pointe Drive & Rock Spring Circle by the drain. The motion was seconded by Shantel Ocampo and unanimously carried.

A motion was made by Scott Harwood would that any construction work being done with in the community must have drain socks installed in near by drains. The motion was seconded by Shantel Ocampo and unanimously carried.

Discussion for funding the water slide project.

A motion was made by Shantel Ocampo to sign the commercial loan consulting agreement with HOA Capital, LLC. The motion was seconded by Len Palumbo and unanimously carried.

New Business:

Three roof replacement proposals were given to the Board for review. APC Roofing, Eastbrook Construction and Noland's Roofing.

A motion was made Shantel Ocampo to award APC Roofing as the vendor to replace the roofs on Town Homes, 541, 543, 545, 547, 549, 551 not to exceed \$60,000. The motion was seconded by Scott Harwood and unanimously carried.

A motion was made by Ralph Bergeron to have the both exit gates open from the hours of 7:00am to 7:00pm daily. The motion was seconded by Scott Harwood and unanimously carried.

A motion was made by Scott Harwood to have DHN Attorney draft a letter for the community stating that all association documents will be followed from this date forward. The motion was seconded by Shantel Ocampo and unanimously carried.

Adjournment: A motion was made by Scott Harwood to adjourn at 8:23 pm and unanimously passed.