

WATERSIDE POINTE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 16, 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 to order at 6:32 pm.

Approval of the Meeting Minutes: A motion was made by Shantel Ocampo to approve the June 21, 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.

A proposal from Asphalt Restoration Technology Systems was presented to the Board of Directors for phase one crack repair of payment.

A motion was made by Shantel Ocampo to approve the Crack Fill proposal Asphalt Restoration Technology Systems of \$35,054.40 for the phase 1 payment and seconded by Scott Harwood and unanimously passed.

Launch of New Website: A discussion on how to proceed with the launch of the new website. It was decided to host a celebration for the community for the new website and to show the community the clubhouse renovations. Date will be sometime in late September.

Facebook Page:

It was also decided to stop using the Waterside Pointe's Facebook page as of December 31, 2023. The Board asked to have the new website to send out notifications to all homeowners if anything new was posted to the new website. Digital Renegades is looking into this programing.

Community Sale: Will be held October 7, 2023, from 8:00 AM to 2:00 PM.

Seawalls with returns: The Board of Directors has stated that based on current documentation no seawalls will be approved that have water returns designs.

Traffic Spikes: A discussion about the traffics spikes being damaged which has been caused by drivers driving too fast over the spikes. The Board has ask the Community Manager to get pricing on temporary traffic bumps for both exits.

Unfinished Business:

Bulletin Board for Property: **A motion was made by Shantel Ocampo to purchase two community bulletin boards from Uline for \$880.00 (not including taxes or shipping). The motion was seconded by Scott Harwood and unanimously approved.**

Location of bulletin boards will be determined later.

Pool Furniture: The new tables and side tables will be arriving on August 17, 2023. The company will then take ½ of chairs and chase lounges and then return them after re-strapping and then take the remaining items.

Clubhouse Redo: Is schedule to start in September. The Board has elected to sell old furniture by silent bid. The Board has asked the Community Manager to put out an email and arrange the sale.

A motion was made by Shantel Ocampo that any new reservations for the clubhouse after October 2023 will now cost \$150.00 per rental. The motion was seconded by Bryan LaLone and unanimously approved.

Town Home – Stucco Scope/cost: Discussion about the Town home occurred. The Community Manager informed the Board that only one bid has been received, one company as turned down the opportunity to put in bid, and Joe Collin Co. is working on submitting bid and will submit bid with in the next 60 days.

The Community Manager presented a bid to trim back all trees about town homes, the Board tabled this proposal until a decision is made on repairs to stucco.

A motion was made by Scott Harwood to approve Branch Land Tree Service to trim the Association Palm Trees for a cost of \$11, 475.00. The motion was seconded by Shantel Ocampo and unanimously approved.

The Board also will allow the homeowners to go through the Association to have their palms trees trimmed for \$100 per tree. The \$100.00 must be pre-paid in order to have the palm(s) trimmed.

The Board took questions from Owners who were in attendance.

A motion was made by Shantel Ocampo to adjourn the meeting at 8:32pm and seconded by Scott Harwood and unanimously carried.