Waterview POA Board of Directors Meeting

9-23-24

1. Call to order: 6:36pm
	1. Board members present: Steve Thompson, Maria Bliss, Mark Robbins, Valeria Coleman, Ray Ludowese
2. **Motion** Steve/Maria to approve 8-19-24 meeting minutes as amended. Motion carried.
	1. A property address correction was made to the 8-19-24 minutes.
3. Ray Ludowese provided the treasurer’s report:
	1. Checking account balance as of 8-31-24: $51,355.10
	2. Delinquent assessments amount as of 8-31-24: $13,598.15 (95 owners)
4. Ray Ludowese presented the proposed 2025 budget to the board.
	1. The proposed budget includes a 10% assessment increase. The proposed membership assessment is $66.00 per assessed property.
	2. Steve asked about funding for liability insurance for 2025.
	3. The proposed budget includes $10,500.00 for ALL insurance.
	4. The proposed budget includes $8,447.00 in Reserve Allocation.
	5. Ray is currently waiting to receive liability insurance quotes from brokers (October).
	6. We would be able to afford liability insurance if it cost less than $16,929.00.
5. **Motion** Ray/Maria to approve the proposed budget be included in the October membership mailing. Motion carried.
6. Valeria Coleman provided the ECC Committee Report:
	1. Petrovic contacted Valeria regarding their DEP violation. Petrovic stated DEP will not discuss the violation without Waterview POA board members present. Steve will contact DEP case manager to set up meeting.
	2. It appears a house under construction 10056 St. Paul street has been abandoned. Valeria will contact the builder, Palladio Construction, to get an update on construction.
	3. South Gulf Cove HOA is still being sent architectural review requests for Section 94 construction. Steve sent South Gulf Cove HOA a document to resolve this issue. SGC did not approve our document. SGC is working on a document to send to Waterview POA.
	4. Brobst refused acceptance certified letter regarding violations. Per Tim Freeman, the POA lawyer will need to be involved to resolve this issue. Maria will contract ALS to start the legal proceedings to resolve the violation.
	5. It is understood another DEP violation letter has been sent to Grande Properties. Per Tim Freeman, Grande Properties has not received this violation letter yet.
7. Discussion on informing POA members of legislative changes. This information will be sent to all property owners via mail by October 1st, 2024.
8. Steve Thompson informed the board, per the SGC Newsletter, SGC enforces a $1,000.00 deposit on construction projects for “site cleanup”. It was discussed Article VI, section 2 allows the Waterview Board to impose a “site cleanup” deposit on all construction projects in Section 94. This would help keep Section 94 construction sites more professional and freer from construction debris.
9. Steve Thompson offered his resignation to the board. Steve stated he would stay on through the end of the year. The board tabled this issue for further discussion.
10. **Motion** Mark/Ray to adjourn meeting. Motion carried. Adjourn 7:15pm.