

In attendance: Stephen Guarino (President), Beth Copic, Nancy Muenzfeld, and Fran Middleberg.

Lori Alexander was absent due to COVID and an injury.

A motion was made to accept previous meeting minutes by Guarino. Muezfled accepted and Copic seconded motion. Motion was unanimously approved.

Guarino said the Board negotiated with Dreamfinders and now own the Deed to 46 Enclave Cir. The property is 2 acres and the HOA hopes to put the property on the market to sell it.

- He said the pergola was removed from the pump room and the Board is waiting on quotes to replace it. The other pergola will get checked also.
- All cameras at the gatehouse are connected and all Board members have access to them.
- The guard gate's main window will be replaced July 2nd or 3rd.
- The shade spa was filled in because it would cost \$19,000 to get the spa back to code and running.
- All stop lines are completed. There were 5 additions. There are 3 Cul de sacs and Serenity Point that were not done because there are homes being built. The Board will circle back after the construction is complete.
- The Enclave is officially in a lawsuit with Associa. Our attorney sent a demanding letter to Associa, which was ignored. The Board hopes to recoup more than \$500,000 as there were hundreds of thousands of dollars spent by Associa that wasn't approved. This could be a 3-year process.
- The theater is being upgraded and subwoofers are replaced. Apple play is getting installed and the remote control for the projector is being replaced. If a

homeowner would like to do a movie night, you are more than welcome to. You need to notify the Board and post on the community Facebook, so everyone can join. The Board hopes to start doing movie nights again. The technology is there; the homeowners would need to log in with their streaming app and make sure to log themselves back out.

- A homeowner notified the Board (during the meeting) there are bees under the lanai by the pool. They will look into this.
- The Board meets bi weekly and can be reached via email or text not by Facebook.
- On behalf of Lori Alexander, she would like to thank everyone for their patience during the seal coating and wanted to remind everyone there will be a back-to-school BBQ in August.

Copic said the ARC Committee has had 17 applications, 13 were approved and 4 are under review. There were changes to the Committee. Gina Lowrey joined the Committee and Anna Hamilton is the new chair for the Committee. Natalie Ray is no longer on the Committee.

- She reminded homeowners they are responsible to maintain their lawn up to their property line. If there is a tree in between two homes, the neighbors need to communicate and come up with a plan of action.
- If there is a dead tree, she encouraged homeowners to find a solution before there is a bigger issue and reminded homeowners to notify the ARC when they are removing dead trees. The turn around time is very quick.
- She reminded homeowners they are responsible to take care of their lawn up to the water's edge.
- Signs in yards must be approved by ARC

Muenzfeld is working with Schreiber (management company) for compliance check. These checks will be done bi weekly. Examples of what will get checked are grass length, edging, weeds, does the home need pressure washing, and are the driveways and sidewalks clean. The goal is for everyone's home to look nice from the street.

- White rocks are not permitted. Natural color rocks, rubber mulch is ok, regular mulch, and pine straw are permitted. Please notify the ARC prior to changing out mulch, rock, etc.
- Before anyone receives a fine, they will receive a notice.
- She reminded everyone to maintain the trees on their lots.

Middleberg said the HOA is on budget. The approved budget is on the Enclave's website. The money was taken out of the reserve to seal coat the roads and there is enough money in the repair and emergency account for unexpected expenses due to hurricanes, etc. All expenditures are approved. She urged the community to email the HOA directly (email) if there are any questions regarding any expenses.

Martin (lives on Eagles Peak) reminded the Board there are partial PIGS still in drains. There is garbage, debris, and mosquitos on the cul-de-sac. The Board will look into them getting new PIGS while the construction continues.

Wilson (7 Egrets Landing Ct) asked why all the trees at the front entry of our neighborhood weren't trimmed. There are several trees with low limbs on the entry side. Guarino said the Board is looking into another company to handle that due to the price the Community was charged to cut what was cut.

There will be a "Host Free" E-Waste recycling "drive" on July 26th from 8am – 10 am. Junkluggers will except everything with a plug except old CR tv's. Junkluggers will be set up at the clubhouse.

The events calendars are currently down on our website and Guarino hopes to have it back up soon. If he isn't able to get it back up, he is exploring other options.

Meeting Adjourned at 7:26pm.