

Enclave Meeting 3/24/25 7:00

Stephen Guarino- President

Fran Middleburg-Treasurer

Beth Copic- 1st Vice President

Lori Alexander- 2nd Vice President

Nancy Muenzfeld- Secretary

All present

Guarino said road seal coating starts on April 7, 2025. Schreiber will send out notifications in doorloop app so everyone is aware of the locations. Only cul de sac that will not be done is Egrets Landing due to draining issue. The road seal will cost \$175,000 and there will be an additional \$32,000 charge to do Egrets Landing at a later date. Sealing the roads should extend the life of the roads for 10-15 years.

Guarino said the Board is obtaining quotes for irrigation at the gate. The first quote was \$25,000. The Board is also getting quotes for trimming the Live Oak trees in the neighborhood entry.

He also mentioned the cameras at the gatehouse were replaced and everyone on the Board will have access to the cameras on their phones.

He stated that the Board is in negotiations with Dream Finders for Lot 1 (2-acre lot). Dreamfinders will deed to HOA, if the lot is buildable the HOA will sell it. The Board had attorney Margret file a lawsuit with Dream Finders regarding our roads for \$40,000. The HOA dropped the lawsuit in exchange for the lot and Dream Finders will be out the neighborhood. Sean Kissame asked if Dream Finders would still be responsible for their "punch" list. There are erosion barriers on Moor Hen that need to be removed. He also mentioned there are several barriers throughout the neighborhood that need to be removed. Guarino said the Board will look into removing them.

Guarino said the Board installed a lock on the clubhouse trash cans because there are homeowners are using them.

Beth Copic spoke about ARC. S said since January 1st the current Committee received 17 applications. Ultimately, the Committee would like to get homeowners projects approved as long as they are within the guidelines. She directed everyone to The Enclave website and gave instruction on how to navigate it on the website. She mentioned, the ARC does not approve incomplete applications. She mentioned many questions regarding changing out pine straw for rubber mulch. Yes you have to send in a request for the ARC review.

Leonard at 6 Eagles Peak Ct asked a question about common area. He lives on a cul de sac and there are ruts and dirt in the road from the construction on Eagles Peak. Copic advised him she will drive and come to review and discuss with him further.

Lori Alexander said she needs volunteers for April 4 and April 5th to help hide eggs for the Easter Eggstravaganza . She needs help with Slushis, popcorn, hide eggs and various other (things). Children need to be able to spot the easter plates hidden on houses from the street. She asked everyone to take a plate home with them and write it on the signup sheet.

She mentioned a list of proposed events: She needs a lead volunteer for events for Juneteenth, Independence Day, and Friendsgiving. Please reach out with Alexander if you would like to volunteer.

Fran Middleburg discussed that the January financials were posted on March 24, 2025. She said we are well within our budget. She mentioned the welcome Committee was given \$1,000 to get started. February financials will be available soon.

Nancy Muenzfeld said the leads for Clubhouse Committee are Anna Brown and Gina Lowry and the committee provided two successful Open House events.

There have been many issues with the timers at the basketball/tennis courts. The lights shine in the homes at Enclave Blvd. Copic husband researching timers to get it fixed.

The pool recently reopened and there are there plans to pressure wash and clean it up more. Guarino said the Board is waiting on pollen season to slow down some and

will get it really cleaned up. The pool may have to be closed down for a day to get it cleaned properly..

Don Newton 151 Enclave Blvd asked if there are any pending lawsuits. Impending lawsuit for Associa because due to no response. Anyone selling their house needs to know about any litigation and need to let everyone know if our community is in a lawsuit.

Charlotte Yakima- AT&T and Xfinity lines on Henslow Ct. The homeowner needs to call the wire is taped and running down the road.

Kelly Charlotte put all new plants around the pool and will continue to do house of the month, monthly.

Action items- Spiggots at the clubhouse spraying on the outlet and there is a dead palm tree at the clubhouse. Gary is aware.

Charlotte are the roads going to be cleaned before the sealant? Stephen said yes, the company will take care of prior to the sealant being put down.

There was a request an update on all fines that were collected. Total fines for last year were \$563.00. An example for late fees collected- \$10, 683.00.

Adjourned 7:46 pm