
Board of Directors Meeting Minutes 4/23/2025

The meeting was held at 9008 Harney Rd, Tampa, FL 33637

I. CALL TO ORDER President, Cynthia Jacobs called the meeting to order at 7 pm. The meeting began with the reading of the board meeting rules.

II. ATTENDANCE Board Members Present In Person: Cynthia Jacobs By Phone: Paul Teske, Elizebeth Busciglio, Pat Dunne Board Members Absent: John Lambert Attendees: Carl Jerve, Terra Novelli (for Hugh McDonald), Robert Swafford, Greg Becker, Fangzhong He, Wilbert Standberry, Deborah Halin, Paul Bronzovich, Jeremy Eastmond, Basil Orr, Curley McKenzie, Jennifer Trout, Dale Pfau Number of Attendees at the meeting: 17 Quorum Established.

III. APPROVAL OF PREVIOUS MINUTES and Agenda 1st, 2nd motions to approve. Approved.


IV. BUSINESS and Open Forum

Utility Plant Repairs

Water Tank Status: The 10,000-gallon galvanized water well tank is deteriorated beyond repair. A professional inspector confirmed it cannot be relined. No suitable "used" tank is available for replacement.

Replacement Plan: A new tank must be ordered with a 4-month lead time. A 50% deposit is required at the time of the order; the remaining 50% is due at installation. Delaying the order increases the risk of complete water service loss. The board will continue collecting estimates while waiting on funds. The Association is responsible for utility plant upkeep, per historical practice and legal counsel.

Deferred Maintenance & Financial Impact: Historically low monthly assessment fees have resulted in underfunded reserves and deferred maintenance. Major repairs now require special assessments due to insufficient reserves. To deter future special assessments, higher monthly assessment fees would be necessary.

 **Hurricane Repairs Insurance:** No claims filed due to high-deductible exceeding repair costs. **Responsibilities:** Association: responsible for building exteriors. Unit Owners: financially responsible for individual screen patio enclosures.

Special Assessment

Purpose: To fund urgent repairs and hurricane-related damage.

Payment Structure: Installments: (Total \$1,979.06) \$1,000 due May 23, 2025 with remaining balance payable over two additional months.

NOTICE: Pool, Pool Building, Retention Pond: Pool is closed due to hurricane(s) impact. Pool, pool building and pond will be on near future meeting agenda.

Members facing hardship are encouraged to contact the Association.

Board of Directors Vote: The special assessment was approved by the unanimous board of directors "Yes" votes.

VII. ADJOURNMENT Cynthia Jacobs adjourned the board meeting at 7:45pm

Minutes prepared by John Lambert, Secretary and approved by the board of directors.

