

ALPOA BOARD MONTHLY MEETING: FEBRUARY 20, 2024

ATTENDING BOARD MEMBERS: Ray Kowalski, Tom Skehan, Stephanie Dunham, TJ Groff, Linda Albrecht, Suzy Collin. ABSENT: Stephen Wrinkle

Vine Management: Lori and Louis Gahr (Note: Seconded motions will be indicated in Capital initials.)

R. Kowalski called meeting to order at 9:30 a.m. followed by Pledge of Allegiance. R. Kowalski made a motion to accept minutes of 12/23 Board Meeting, and 1/24 Annual Board Meeting (Seconded by TS).

Questions from residents in attendance:

Privacy concern question on upcoming website. R. Kowalski explained privacy will be secured. Rodney Chisolm is designing site (6-8 wk timeframe for completion) and will maintain it without payment. Question on need to retain ALPOA BOD site. L. Albrecht answered that 2/3 of present residents are now connected to this site. Question on renewal of property insurance. R. Kowalski replied policy has just been renewed with present company- with annual increase of \$2,155 due to industry increases and property value. A copy will be posted on Vine Mgmt website: info @vinemgmt.com.

President's report: R. Kowalski explained the vast reach of the private ALPOA website and variety of possible uses including a monthly newsletter. Cost will be \$858 to create for 3 yrs. and \$ 120/yr. subsequently. There will also be Zoom capacity to allow residents to view/participate remotely. R.Kowalski made motion to proceed with creation of website. (Seconded by SMC).

The treasurer's report was read by Ray Kowalski which is attached to these minutes. Ray summarized the much higher rate of return on our CD investments from \$231 to \$1,110 per month from bank changes. (see attached report.) R. Kowalski made motion to change to new banks (seconded SD).

The Secretary's report: S. Collin showed mock-up copy of 2024 Annual Directory created by Madonna Patton, assisted by S. Collin and suggested attending residents check for accuracy after meeting. She thanked Lori Daniele for her hard work on the directory. The directory will be available for delivery in about one week. Check FOTA for pick up times at Clubhouse.

ARC report by Tom Skehan: Three meetings were held since last board meeting. Out of 19 requests, one was denied due to a larger number of feet requested on driveway expansion proposal than conform to Governing Documents. Tom distributed flyer on exterior storage fencing for new garbage receptacles according to specs from State of Fla. HOA requirements. The ARC committee is studying this issue and will finalize recommended dimensions by next board meeting. He invited calls with questions.

Grounds report by TJ Groff: One gate strike occurred since last meeting by a vendor. Vine Mgmt. will be sending repair invoice to that vendor. TJ explained gate monitoring system and is investigating cost of maintenance system after last month's outgoing lane motor failure with replacement repair cost of \$2600. TJ wants to increase gate-strike fine from \$75 to \$150 due to wear and tear on motors when strikes occur/replacement costs. (L. Ghar interjected some HOA's charge up to \$500 per strike serving as deterrent in other communities). TJ stated he is looking into cutting underbrush in some parts of lake perimeter to increase lake view. Three residents have volunteered to serve on Grounds Committee and he welcomes a few others to join.

Clubhouse report by Linda Albrecht: Linda reported there are quite a few residents who have joined the Clubhouse Committee performing weekly upkeep tasks and projects. Upcoming projects are painting new back steps and green deck furniture. She thanked Team Sunshine for fundraising money to purchase new couches now installed in Clubhouse. (All applauded). She reminded Clubs meeting at Clubhouse to clean up crumbs after meetings to allow clean space for incoming program attendees. Linda made motion to accept annual contract for Masse Pet Control for \$664/yr. (Seconded RK). Air FX will conduct annual check-up on 3 AC's. Refrigerant costs have skyrocketed. She made a motion to increase spending on Clubhouse needs presently at \$500 without board approval to \$1000. (Seconded by RK).

Villa Report was given by L. Albrecht: 14 homes have been painted this year and a dozen to be painted next year. Leftover paint stored in gatehouse. Mulching has been started. Sprinkler testing/repair is due in March. Linda gave a report of possible infestation of Argentine Ants, an invasive species occurring on a few villas. She requested residents reporting this issue to contact Carmen Ziarkowski.

Recreation Report: Stephanie Dunham: The lift arm on the handicapped pool entrance machine has been repaired and will be installed soon. The pool pump needs replacement, pump and motor have been damaged beyond repair. She was able to obtain two quotes (one company not responding) for replacement pump. Quality Pools (company now servicing us) made proposal for a pump which would control motor speed when not in use which would save on energy cost. Replacement cost: \$14,175. Our present yearly energy cost is \$13,900. With new pump, energy will be approx. \$6,773, saving more than half the cost in only one year. R. Kowalski made a motion to accept this bid. (Seconded LA).

Vine Management report: L.Gahr: On tours, only issue was curbing around property must be maintained. They found 14 or more homes not in compliance with five potted plants or figurines in property front yard. Five delinquent due payment by residents may be forwarded to an attorney. Vine will attempt another contact. This is not a great concern and represents only 4-5% of residents.

The next meeting will be held on Monday, March 18. The meeting was adjourned by the president at 10:45 a.m.

Respectfully submitted,

Suzy Collin, Secretary