

## ARBOR LAKES BOARD OF DIRECTORS MEETING

**MONDAY, MARCH 18, 2024**

**IN ATTENDANCE:** Ray Kowalski, Stephen Wrinkle, TJ Groff, Linda Albrecht, Tom Skehan, Suzy Collin, L. Gahr and L. Gahr, Vine Management   **Absent:** Stephanie Dunham

The minutes of the February 20, 2024 BOD Meeting were approved.

### **Directors Reports and New Business:**

**Ray Kowalski, President:** Ray called the meeting to order at 9:30 a.m. with an update on the Arbor Lakes Website under construction by resident, Rodney Chisolm, using "Go Daddy." The site which is public and private (all resident personal information private) will be up and running in approximately 30 days and will contain a variety of helpful information for resident use.

The worn gate entry sign (right of driveway) is being replaced with sign reflecting new logo and colors.

Ray discussed Governing Documents containing Policies & Procedures, Covenants & Restrictions. Some are not being followed by residents. Most complaints received are due to speeding vehicles. Residents were cautioned to be mindful of safety concerns for walkers, bikers, etc. Feeding Feral cats was discussed and prohibited. The Federal law protecting sand cranes was emphasized in a case where a resident had needed that reminder.

**Stephen Wrinkle, Vice President/Treasurer:** Steve compared AL budget to current expenses. Last month expenses were greater due to \$2700 gate repair invoice. The overall balance sheet and equity is very positive with higher interest on new CD accounts doing very well.

**Suzy Collin, Secretary:** Suzy listed Secretary Committee Members who are busy with a re-design of Welcome Packets: Gerri Kowalski, Madonna Patton, Joan Smith, Diane Bargy, Vera Schmidt, Carmen Ziarkowski. The new Welcome Packet will no longer hold the printed copies of governing documents as they will be available on our website. A lending library available at the Clubhouse will assist anyone without a computer to access these documents. The 2024 Directory was handed out last week. M. Patton will hand out to anyone who did not make delivery sessions after this meeting.

**Tom Skehan, ARC Director:** Five applications were received and accepted since last BOD meeting. Tom discussed new Garbage Can Exterior Florida HOA Storage Requirements: If placed outside, cans may not be visible from property front. Must be placed in back or side (back half) of home. Must be placed on concrete slab or pavers. White vinyl fencing dimensions/material and design plan must be submitted to ARC Committee prior to installation. A motion was made and approved to accept fencing requirements for Garbage Can Storage (Second TJG). A reminder was given to residents that real estate signs are required to be no larger than 12x12 inches.

**Linda Albrecht, Clubhouse:** Linda reported Clubhouse Committee has repainted green furniture to dark blue as well as painting rear Clubhouse stairs. Thanks to Carol, Bill Betts, Diane Bargy, Esther Harris and Lou Aquino. A motion was made and approved to purchase a new defibrillator for Clubhouse to replace 21 year old unit which is non-functional. (second SW) Thanks to Neil Dorso for research on AED replacement. The Clubhouse Sound System is being upgraded, thanks to Rodney Chisolm. Upgraded speakers will be added with a speaker placed on front/back deck. Motion to approve purchase of new

sound system (approx. \$1100) approved (second SW). Linda reported an unfortunate event in Mens' bathroom where feces was found on floor and on several spots on wall in enclosed stall. A camera will be installed in hallway leading to bathroom in an effort to reveal identity of person responsible in event of reoccurrence.

**Villa Report: written by D. Cerney, read by L. Albrecht:** Weed killer, spot application of ant killer was applied. Mulch was applied (delayed by rain). Some sprinkler donuts weeded. Villa sprinkler testing/repair coming later this month.

**TJ Groff, Grounds Director:** A motion to match \$500 fund raised by Team Sunshine for AL landscaping project was made and approved (second TS). Grounds Committee consists of Jim Lawler, Carol Betts, Larry Smith, Michael Palmisano, Brian Wagner, John West, Fred Maxwell, Tony Fletcher, Jim Mandell. Fred Maxwell made an in-depth presentation to the Board and attending community to propose a Community Garden. This would be a raised garden 4x8, 2 feet above ground with approx.20 spots for residents. A discussion ensued on location, viability of plan, liability issues, structural and water issues, upkeep, etc. The garden would be paid for by individuals involved. It was decided that the idea is worth more consideration and that a poll will be taken of residents for determination of interest via E-blast.

**Stephanie Dunham, Recreation Report read by R. Kowalski:** The pool lift chair has been repaired and is operational. A leak in pool solar system has been fixed by a valve replacement. The new variable frequency pool pump is installed and much quieter as well as providing substantial energy saving. Other pool repairs: auto-fill valve, in filter-pit-new silicon sealer installed. A bid for re-webbing pool furniture (\$1900), full replacement of all pool furniture (\$8200) was reported and will be taken up for consideration/necessity at a future time. Stephanie is requesting more members to serve on the Recreation Committee. Ray Kowalski raised the question of making an investment to the Kayak Launch as use is reported by many as unsafe and difficult. A question of a roll-up walkway on the sand approaching the dock (Wheelchair accessible) with resident input occurred. Cost (\$859) and could be done by our own residents. This would make entrance/exit easier and more stable.

It was decided to table this discussion to check with Fish and Game for permit information.

**Vine Management: Laurie Gahr.** It was reported that a few residents are in arrears in dues and have been given more than adequate time to become current but have not done so. These residents will now be referred to our attorney to begin the legal process of reimbursement. On several occasions during routine inspection, the need for yard improvement was noted and letters will be sent to those residents.

The meeting was adjourned at 10:50 a.m.. Next meeting will be held on April 15, 2024.

Respectfully submitted,

Suzy Collin, Secretary