

## **MAY 20, 2024 ARBOR LAKES BOARD OF DIRECTORS MEETING**

Present: Ray Kowalski, Stephen Wrinkle, Tom Skehan, TJ Groff, Linda Albrecht, Suzy Collin, Stephanie Dunham, Laurie Gahr, Vine Management

### **DIRECTOR REPORTS AND NEW BUSINESS:**

**RAY KOWALSKI, PRESIDENT:** Ray called the meeting to order at 9:30 a.m.

The April, 2024 minutes were accepted without objection. Ray informed residents Dan Cerney has updated Policies and Procedures now available at Lending Library in library office. He reminded garbage cans should not be placed curbside until Thursday evening instead of during the day on Thursday. He reiterated speeding problem goes unabated and stated new signage may need to be purchased and installed. Speed bumps will not be installed due to hazard posed to bikers, golf carts and walkers.

Rodney Chisolm presented progress on new website, ArborLakesHernando.com which will debut on 6/1/24. He made an in-depth presentation of the website format. The Resident Directory will appear on a secure portion of the site. In order to access the directory, it will be necessary to provide him with an e-mail address. Those not submitting this information will not have access. This directory will include Arbor Lakes residents only. New residents will be added and moved residents will be deleted at end of each month. Residents will no longer have to wait annually to receive this updated list. Rodney has volunteered to be gatekeeper of the site. Residents applauded, giving thanks for many hours of work..

### **STEPHEN WRINKLE, TREASURER, VICE PRESIDENT REPORT:**

At April's end, there was a positive variance in the budget of \$24,060.42. YTD interest income: \$5557.63.

CD's (6 mos.) will generate \$2,250 interest. 8 mo. CD will generate \$3,500 interest. Our equity position is a positive variance of \$95,236 in comparison to end of last year.

### **SUZY COLLIN, SECRETARY:**

Thanks to Welcome Committee: Gerri Kowalski, Chair, Diane Bargy, Vera Schmidt, Carmen Ziarkowski for volunteering. Visits are increasing as of late due to many homes for sale because of resident turnover. She reminded residents to greet and welcome newcomers in their areas.

### **TOM SKEHAN, ARCHITECTURAL REVIEW COMMITTEE:**

There were 16 ARC applications reviewed and approved. Tom reminded residents to show on applications that licensed and insured contractors are used on projects for safety purposes.

### **LINDA ALBRECHT, CLUBHOUSE:**

The Clubhouse has been power-washed (Thanks to B. Komadina, G. Pike, L. Aquino) Missing weaving was fixed on Deck Rockers (Thanks to C. Betts), the Committee cleaned valances and baffles. The Fire Department presented a tutorial on AED use which was well attended. Sound System installed in Clubhouse and on deck (Thanks to R. Chisolm, R. Kowalksi, TJ Groff, S. Wrinkle, J. Rodrigues)

Siding on Clubhouse is loose and will be repaired. Reminders to shut off lights when leaving Clubhouse, (especially bathrooms) and clean up snack particles on floors and tables after your group ends.

Linda made a motion to spend \$1865. to contract AirFX for duct work to repair faulty duct system which for many years has given wide variation to A/C functioning in different areas of Clubhouse. (second SC) and approved. This upgrade will reduce our electric bill and improve resident comfort in Clubhouse.

**VILLA REPORT, L. ABRECHT:**

Annual sprinkler inspection concludes week of 19<sup>th</sup>. Broken sprinkler reports are dealt with as occurring. Sprinkler issues not covered (master box, zone valves) should be referred to your choice from list of contractors. Faubricio is mowing lawns at higher setting. Fertilizer will be applied late May/early June. A resident made a complaint on lack of Villa lawn maintenance.

**TJ GROFF, GROUNDS:**

TJ made a motion to spend up to \$3000 (second LA) and approved, to contract clearing of overgrowth on lake edge in rear of Clubhouse to allow view of lake.

Plantings at gate and in AL is ongoing. Walkway from Clubhouse to pool will involve some shrub removal and replanting. He thanked Team Sunshine and the hard workers completing this planting (C. Betts and L. Nixon) The Community Garden Poll results were: of 118 responses, 45 yes, 67 no and only 8 interested in plots. This number does not warrant activation of this project and will be tabled.

**STEPHANIE DUNHAM, RECREATION:**

The possible pool leak has been investigated and pool evaporation is deemed to be normal with weather variances. (Thanks to L. Smith, S. Wrinkle, G. Mandle, R. Hinkleman). The pool temperature has been set at the correct mode (adjustments made to control box and solar pump). Overcast days effect the solar system. Thanks to R. Hinkleman, J. West and B. Hinds for filling in during Stephanie's vacation. At this time, waiting for Florida Patio and Pool Furniture to pick up pool furniture for re-webbing.

**VINE MANAGEMENT REPORT:**

L. Gahr reported working with attorneys on 2 or 3 residents with delinquent HOA balances. There were very few violations noted since last BOD meeting during inspections. She gave the Secretary a list of tips for new residents which will be considered by Secretary's Committee for inclusion in welcome packets.

Carrie Groff reported on porch party fundraiser raising over \$600 and gave overview on how to order "Spirit Wear" which will be available after Memorial Day .C. Betts was thanked for research on plants thriving in Florida conditions for the planting choices.

R.Kowalski reminded residents to check with neighbors to determine if help is needed. The meeting was adjourned at 10:35 a.m.

Respectfully submitted,

Suzy Collin, Secretary