

## SEPTEMBER 16, 2024 ARBOR LAKES BOARD OF DIRECTORS MEETING MINUTES

**PRESENT:** Ray Kowalski, TJ Groff, Tom Skehan, Stephanie Dunham, Linda Albrecht, Suzy Collin. Absent: Stephen Wrinkle

Board Quorum verified, August 2024 BOD Meeting minutes approved. (Motion R. K. Seconded L.A.)  
Meeting called to order by R. Kowalski at 9:30 a.m.

### **DIRECTORS REPORTS AND NEW BUSINESS:**

**RAY KOWALSKI, PRESIDENT:** Ray explained C&R nominating process for upcoming 2025 Board vacancies (Clubhouse, Recreation, Secretary). Anyone wishing to serve on the Nominating Committee, please contact Ray. It is the responsibility of each owner to keep sidewalks and California curbs in clean condition. Ray stated that many in our community are not doing so. A resident recommended the product "Wet and Forget" which can be used to accomplish this cleaning and needs only be used twice a year. The price is only \$30 per gallon.

Ray reported Certified Inspection Co. has completed a very thorough inspection of our fishing pier. The repair cost estimate will be delivered later this month. The 2025 Budget planning process will be finalized in several weeks. There will be no increase in HOA fees for 2025. Ray reminded residents to comply with laws preventing parking on sidewalks in our community.

**STEPHEN WRINKLE, TREASURER & VICE PRESIDENT:** Steve reported end of August, budget figures: expense budget \$510,844 with expenditures of \$465,446 for a positive variance of \$45,398. These figures are net of reserve expenses. YTD interest income as of August is \$12,334. Total reserves are \$653,115 compared to \$547,332.63 at year end 2023, an increase of \$105,782. Our total operating cash balance is \$487,929. Total cash balance is \$1,141,044.

**SUZY COLLIN, SECRETARY:** Suzy reported on a new project: Sending notice of new web-site and for-sale sign restrictions to Citrus County Real Estate Agencies which will allow agents and potential customers to peruse Governing Documents. The Secretary's Committee met on 9/6 and voted to give The Arbor Lakes Women's Club space for their own document for distribution in Welcome Packets to familiarize new residents with their many programs. Also a vote was taken to decline changing the directory to include a prior state of residence before moving to AL due to the fact there were less than one-third of our population responding.

**TOM SKEHAN, ARCHITECTURAL REVIEW COMMITTEE:** At August ARC meetings, it was clarified residents do not need ARC approval for garage screen replacements or home color painting when colors are not being changed and urged residents to use the web-site to identify projects in need ARC approval.

**LINDA ALBRECHT, CLUBHOUSE FACILITIES & VILLA LAISON:** Linda reported fire extinguishers have been given yearly inspection. She suggested anyone interested in her position as 2025 Clubhouse Chair or serving on the Clubhouse Committee is invited to come to the next committee meeting on Oct. 7 at the Clubhouse. There will be a meeting of the Volunteer Appreciation Committee on Oct. 14 to finalize plans for the dinner honoring our many volunteers on Sat. Nov. 2 from 5-7. There will be a sign-up sheet up on 9/30. There is no cost for this event planned to honor our many wonderful volunteers but sign-up is necessary to prepare for food/seating.

**VILLA REPORT:** Villa Committee met this month. Weed killer/fertilizer to be applied on 16<sup>th</sup> and 23<sup>rd</sup>, if weather permits. Fungus has been reported. Faubricio has purchased fungicide and treatments will begin this week. Fungus growth is higher due to weather. Fungus is invisible, it is under turf. If you notice dry patches, contact Carmen Z. Chinch bugs are returning to St. Augustine grass. Symptoms are yellow, brown or dead grass. Please notify Carmen. Shrub trimming will start later this month or early October and will be done in segments on mowing days.

**STEPHANIE DUNHAM, RECREATION COMMITTEE:** Stephanie needs pool volunteers! Please consider this vital community need. Many residents enjoy our pool but only a few people are now shouldering responsibilities which need to be shared. Kudos to a fellow named Hinkleman who is much appreciated.

**TJ GROFF, GROUNDS COMMITTEE :** TJ reported two gate strikes since last meeting which have been given to Vine for fine collection. A leaky valve was found underground with a split pipe detected which was repaired by Faubricio. A resulting crater was created and filled in. Storm created loss of several trees. Clean up continues by Southern Tree who is recommending tree pruning in the park. TJ will procure a bid. Road repair will begin later in October.

**VINE MANAGEMENT:** Laurie Gahr reported Accounts Receivables are great and have decreased by 50%. She is working with attorney on two properties moving into foreclosure and reports they will be cleared quickly. An ongoing issue with garbage can placement continues and another one has arisen. On visits, has noticed many lawns are high due to frequent rains but has no other major violations to report.

#### RESIDENT COMMENTS:

A resident requested that pool temperature be adjusted upward to allow for a warmer water temperature. Stephanie will reset. A resident also requested a pole on his street needs inspection/repair. Another resident replied Duke Energy will come the same day when called.

Team Sunshine: Karrie Groff gave an overview of 10/26 Concert (From 2-5) planned on Clubhouse grounds. Food Tents will be present. All musical genres will be performed. Tickets \$10 per/person. Please put cash in marked envelope w/ name, marked "Concert" in locked box. The team is planning a tree lighting to mark the season. More info to come on that and on possible date for Poker Run.

Ray thanked Team Sunshine for all they do for our community and said it makes him very happy.

The meeting was adjourned at 10:25 a.m.

Respectfully submitted,

Suzy Collin