

JULY 15, 2024 ARBOR LAKES BOARD OF DIRECTORS MEETING MINUTES

PRESENT: Ray Kowalski, Tom Skehan, Linda Albrecht, TF Groff, S. Collin. S. Dunham Absent: S. Wrinkle

Board Quorum verified, June Meeting minutes approved. Meeting called to order by R. Kowalski

DIRECTORS REPORTS AND NEW BUSINESS:

RAY KOWALSKI, PRESIDENT: Ray gave a detailed explanation of Envira process. Recommended residents get Envira phone app with lists of guests/vendors. Envira number on back of directory and on website. Put emergency contacts on list, put family on list in case of emergency entry need. Resident suggested using pin code for entry, give code to family.

STEPHEN WRINKLE, TREASURER & VICE PRESIDENT: Ray read report by S. Wrinkle: Positive variance on expense outflow to 2024 budget: \$46,374.96 YTD Interest Income: \$9.143. Total Cash Balance \$1,133,469.94

SUZY COLLIN, SECRETARY: Correction overview to Welcome New Residents section on Newsletter in website. Corrections will appear this month. If prior state of residence sent to L. Danielle last year, no need to resend. At present, have response from 91 residents. Interested in providing this directory information? contact suzicollin@gmail.com

TOM SKEHAN, ARCHITECTURAL REVIEW COMMITTEE: ARC met twice in June. Approved 8 applications for home improvement and landscaping.

LINDA ALBRECHT, CLUBHOUSE FACILITIES & VILLA LAISON: A/C duct work completed. Request groups clean kitchen/ floor after events with floor crumbs. Broom in closet next to Women's Rest Room. Changes to calendar must be sent by 20th of month. For AL BOD page and FOTA: Please use legal name when signing up. In September, resident Gail Lapish, a Life Coach, will present a 5 week workshop on Mondays teaching life healthy habits, tips for physical/mental coping and flourishing. Volunteers requested for Nov. 2 Volunteer Appreciation Event needed. Contact L. Albrecht or S. Collin.

VILLA REPORT: Weekly mowing resumed Please contact C. Ziarkowski, P. Cutrone, J. Herron for respectively weeds/fertilizer, sprinklers/painting. D. Cerney for mowing. Do NOT directly contact Fabrizio or crew with requests/complaints. Annual Villa meeting in August.

RECREATION COMMITTEE, STEPHANIE DUNHAM: Re-webbed pool chairs delivery 7/26. Storage Unit for umbrellas: please take out/return umbrellas each time of use. Stephanie made a motion to pay for pool leak (filter box) repair \$625. (Second SC) Motion approved.

TJ GROFF, GROUNDS COMMITTEE: Planting completed on walkway from pool to Clubhouse. Brush clearing completed. TJ received applause from residents for great work on this project which has enhanced view of lake exponentially. Road repair report: TJ made motion to accept bid of \$95,452 from O'Neal Paving. Motion Second (RK) Motion carried. See end of minutes for resident/board discussion. Issues with gate? Call Envira to report time/date of issue. Gate remains open ½ hour after thunderstorms and entrance of ambulance/fire trucks. Make sure new vehicles are registered w/Envira.

VINE MANAGEMENT: Laurie Gahr reported five properties are in active closing process. Explanation of process on notification: wait for Title Co. who informs Vine Mgmt. who then transfers information for Welcome Packet/Visit activation to S.Collin. Invoices checked on from last month were not overcharges.

Checking with D. Cerney re: Spectrum rollover on 1/19/25. All bills have been paid and one resident contacted for incorrect trash bin placement in front of home.

Team Sunshine report by K. Groff: Team Sunshine began 1 year ago. Have purchased TV, couches, landscaping and await use of front gate Christmas decorations to begin in season. "TS" apparel on sale on website and available for continued purchase with own pickup or shipping. This info has been added to Secretary Welcome Tips distributed to each new resident in Welcome Packet. Upcoming events: 10/26 Concert, Christmas Decorating, 11/23 Poker Run (7 Hosting Homes requested: Call Karrie). Residents and Board gave a big round of thankyou applause to Team Sunshine who has done so much for our community.

Discussion of Road Repairs: Ray gave history of road repair needs and over six year discussion on beginning repair with roads in greatest need: North Lake Vista from top to bottom of hill with three off-shooting cul-de-sacs. TJGroff submitted 3 estimates, accepting most complete estimate including grinding, then overlay which will adhere better than just overlay. Repairs on other roads will be done in phases and does not require more than maintenance at this time.

A question was asked about core samples being done and Ray replied we can ask Company for that.

Residents asked questions re: culverts, timing of beginning of project (probably starting in a few months), repair of fishing pier (await info from Reserve Study). Ray explained needed repairs in detail. Question on amount of repair was answered that we do in fact, have funds needed and it is our responsibility to keep our community in good repair. Question, will roads be removed? Answer no. Repair will take place in phases and last for several weeks. Residents will be informed of date impacting their property.

The meeting was adjourned at 10:48 a.m.

Respectfully submitted,

Suzy Collin