

AUGUST 19, 2024 ARBOR LAKES BOARD OF DIRECTORS MEETING MINUTES

PRESENT: Ray Kowalski, Tom Skehan, Linda Albrecht, Suzy Collin, Stephen Wrinkle

ABSENT: T.J. Groff, S. Dunham

Board Quorum verified, July 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 named upcoming Board member vacancies for 2025 term: L. Albrecht, Clubhouse Director and S. Dunham, Recreation Director. S. Collin will vacate Secretary position if a resident wishes to serve in that position. Ray explained potential candidates replacing outgoing board members will have opportunity to apprentice with directors to learn position responsibilities. (For information, contact Ray or the respective board members.) All directors have committees which help in required duties. Please consider serving our community on a great board with a positive outlook.

STEPHEN WRINKLE, TREASURER & VICE PRESIDENT: Steve reported July below budget figures: at month-end, expense budget \$446,988.01 with expenditures of \$393,345.40, positive variance \$53,642.61 (net of reserve expenses.) YTD interest income as of July \$10,764.23.

Reserves \$642,640.88 compared to \$547,332.63 at year end 2023, an increase of \$95,308.25. Total operating cash balance \$536,793.49. Total cash balance \$1,179,434.40. Steve made motion to transfer \$200,000 of the \$219,062.21 balance from main reserve to 1 yr. CD at Truist Bank with 4% interest. This will earn \$8,000 interest. Motion seconded by T.S. Motion passed.

SUZY COLLIN, SECRETARY: Suzy reported on a new project by Secretary's Committee: Sending notice of new web-site and for-sale sign restrictions to all Real Estate Agencies in Citrus County.

TOM SKEHAN, ARCHITECTURAL REVIEW COMMITTEE: ARC met three times in July. Approved 9 applications for home improvement and landscaping. Tom explained free home protection program at Citrus County Clerk's office to give notification if anyone makes inquiries on home titles.

LINDA ALBRECHT, CLUBHOUSE FACILITIES & VILLA LAISON: Cleaning/sorting of Clubhouse storage spaces -Thanks to C. Betts, D. Bargy and D. Comadina. Reminder to send changes to calendar to L.A. before 20th of month. Linda is planning a presentation from the County Sheriff's Department to address how to avoid scams. Linda and Suzy are planning a Volunteer Appreciation Event on 11/2. Anyone wishing to donate time to plan/serve at this event, please attend meeting on 8/29, 10am in Clubhouse.

AL BOD Facebook site requirements: to be accepted, please provide legal name and home address.

VILLA REPORT: Weekly mowing resumed, shrubs trimmed, weed killer applied. Please contact C. Ziarkowski, P. Cutrone, J. Herron for respectively weeds/fertilizer, sprinklers/painting. D. Cerney for mowing. Please contact them (not Fabio) with requests/complaints. Annual Villa meeting: August 28, 10am in Clubhouse. Three e-mails were sent to Villa residents recently from D. Cerney. If you did not receive these, please notify L. Albrecht.

STEPHANIE DUNHAM, RECREATION COMMITTEE: No Report this month.

TJ GROFF, GROUNDS COMMITTEE (By R.K.): TJ reported sprinkler inspection. One was repaired and another leak was found and will be repaired this week. It is suspected that this leak is cause of low water pressure at pool. Gate issue: Envera replaced camera and ground fault devices at gate (lightning strike probable cause.) Ray will be looking into an insurance policy for gate equipment owned by Arbor Lakes which has heretofore not been secured.

VINE MANAGEMENT: Laurie Gahr reported five new property owners in July. During twice monthly inspections, 6 or 7 landscaping issues were found and letters sent to residents. Two properties are in lien process with attorneys. Attorneys are dealing with higher dollar amount of cases of arrears and Vine Management making calls on lower dollar amounts. She is following up on one gate hit.

RESIDENT COMMENTS:

Welcome to the new residents who attended!

A resident commented that on-line information is available from Citrus County site: enter Arbor Lakes, name/address to check if anyone has tampered with your deed.

A resident asked a question on a house on North Lake Vista Trail with lawn in disrepair. Ray replied that this vacant home is still in probate system and is currently contracting to have lawn cut on a regular basis. These costs will be returned to Arbor Lakes at close of probate process. L. Gahr explained our management company has been working diligently to contact present owners of this property and has not received responses. She explained the lengthy amount of time it takes to negotiate due to legal requirements.

A question was asked on when Spectrum cable/TV/internet package contract will end. Ray replied it will be in effect until 2026 at which time, payments can rise no more than 5%. He also mentioned he has been contacted by several others who may bid once contract expires.

A resident commented that we are very fortunate to have the low cost of Spectrum services.

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

Respectfully submitted,

Suzy Collin