**JUNE 17, 2024 ARBOR LAKES BOARD MEETING MINUTES**

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

**DIRECTORS REPORTS AND NEW BUSINESS:**

The May, 2024 minutes were accepted without objection. Motion: R. Kowalski, (Second TJG). Meeting called to order at 9:30 a.m.

Questions from floor: Explanation requested on new Florida HOA laws and impact on AL which will be explained by Ray in his report. A question was asked on process of corrections to minutes. S. Collin should be contacted or questions asked at start of Board meeting before minutes are accepted. A question was raised about new law allowing 55+ residents to park company vehicles on property. This has not arisen as an issue in our community and in future, will be dealt with as necessary.

**RAY KOWALSKI, PRESIDENT:**

Ray reviewed process to access web-site: contact R. Chisolm with e-mail, request approval and link will be sent back, user to create own password. The new laws were reviewed and AL is in compliance. Changes to Garbage Can storage has been updated but our residents are in compliance with original Board requests. Ray requested residents in need of assistance returning garbage cans to storage location should be aided by neighbors in the spirit of good-will and community.

**TEAM SUNSHINE PRESENTATION:**

Karrie Groff presented an in-depth instruction on ordering Team Spirit items for sale with part of item cost returning to Team Sunshine, furthering improvement projects to our community. She presented a step-by-step process of ordering items on the web-site (Click on “Fundraising”, click on “Order Now.”) Items are on sale from 6/21 to 7/21 and anything ordered during that time will be delivered to residents with no shipping charge. Items were displayed for resident perusal.

**STEPHEN WRINKLE, TREASURER & VICE PRESIDENT:**

At May’s end, Steve reported a positive variance in the budget of over $36,000. He made a motion to contract a Reserve Study which has not been done since 2021. The same company completing studies in past will be used to facilitate use of historical data. The Reserve Study reviews current reserve funds and plans for future needs at a cost of $3450. Motion made by TJ Groff, (Second LA). Motion passed.

**SUZY COLLIN, SECRETARY:**

Suzy informed residents to contact her with corrections, changes to Directory information. A new category will be added to the on-line secured directory: States of residence prior to Arbor Lakes. This was an effort started by the last board and researched by Lori Danielle (Thank you, Lori) and was not implemented in last directory due to lack of time and incomplete data. Any resident who wishes to access secured directory on web-site is required to submit an e-mail address to the gate-keeper. This e-mail is for access purposes. There is no requirement to publish your e-mail in this directory but that request should be made clear at time of submission. For any changes, corrections, e-mail submission, state of prior residence for addition to directory, please e-mail: [suzicollin@gmail.com](mailto:suzicollin@gmail.com).

**TOM SKEHAN, ARCHITECTURAL REVIEW COMMITTEE:**

Two applications were submitted and approved since last meeting. Tom thanked members of the ARC committee: Bill Krager, Rich Bellem, Bob Hackett, Bob Butzer, Diana Gaetz, Judy Waite and Daryl Weger.

**LINDA ALBRECHT, CLUBHOUSE FACILLITIES & VILLA LAISON:**

A/C Clubhouse duct work will be completed on 6/24. Linda reminded residents of need for cleanliness in and proper use of restrooms. She is seeking a new volunteer to change AC filters (4 times yearly) in Clubhouse. To be accepted on Arbor Lakes BOD Facebook page or Friends of the Arbor, you must submit your legal name to be identified as a current resident. She also advised residents who plan events to submit changes to her prior to day 20 of the prior month to be included in web calendar.

**VILLA REPORT:**

Annual sprinkler inspection nearing completion. Bushes, shrubs have been trimmed. Lawns are mowed every other week on higher mower setting. When rain returns, weekly mowing will resume. Contacts as follows for questions: Sprinkler: Phil Cutrone, Weeds: Carmen Ziarkowski. Others: Dan Cerney. Linda recommended an average sprinkler time of 30-45 minutes per zone in this dry lawn condition.

**RECREATION: STEPHANIE DUNHAM REPORT READ BY RAY KOWALSKI:**

Pool furniture being picked up on 6/24 for re-webbing. Pool solar heater working efficiently. Marta Marek joined Rec Volunteers and will spray furniture in evenings to facilitate longer life. Loaner furniture delivered until re-webbed chairs returned. A discussion on ordering new tables for pool ensued. A motion to table determination at this time was made by TJ Groff (Second RK) and passed.

**TJ GROFF, GROUNDS COMMITTEE:**

Problems exist with current sprinkler system around Clubhouse, some heads and 1 zone not working. EJ Sprinkler will be called for repairs. Work is ongoing from Clubhouse to pool to add retaining block to raise wall and bushes will be planted this week. Thanks to helpers! Underbrush is being cut at lake and will be continued to picnic benches. Plans to maintain this improvement are being discussed. Only half the designated expenditure for this project has been spent to date. One invoice for a strike to the entrance gate has been paid by a glass company and another has been sent to a tree service company.

**VINE MANAGEMENT:**

Laurie has been making phone calls to collect outstanding Accounts Receivable and has been successful in lowering the amount owed from $12,000 to $6,000. Our attorney is currently in possession of three outstanding accounts in arrears. She has been investigating double billing of an account and will check further before releasing payment. She affirmed our web-site is in compliance with all HOA specs. Residents with garbage cans not stored properly will be receiving letters. She reiterated the necessity to NOT FEED FERAL CATS who interfere in differing ways in HOA communities served by Vine. She is following up on an audit requested by previous board which was not completed and is reinstating it.

Ray adjourned meeting at 10:47 a.m. Next meeting July 15, 2024.

Respectfully submitted,

Suzy Collin