

OCTOBER 21, 2024 ARBOR LAKES BOARD OF DIRECTORS MEETING MINUTES

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

Board Quorum verified, September 16, 2024 BOD Meeting minutes approved. (Motion R. K. Seconded L.A.) and passed. Meeting called to order by R. Kowalski at 9:30 a.m.

DIRECTORS REPORTS AND NEW BUSINESS:

RAY KOWALSKI, PRESIDENT: Ray updated residents on status of cleaning of driveways/sidewalks and thanked everyone for compliance. There remain 47 residences in non-compliance. Please make every effort to undertake this important project for our community to remain attractive. Non-compliance inspections will be undertaken by Vine Mgmt. and letters will be sent out. You are invited to attend a presentation on web-site usage and Zoom training on 11/9 at 11 am in Clubhouse. We will be giving residents training on how to Zoom Board meetings. Ray reviewed Section 1 of Policies and Procedures: Common Grounds and Amenities that have had slight changes to comply with Florida Law FS720. Ray made a motion to accept revisions. (seconded by L.A.) and passed. Ray stated maintenance and improvement goals for 2025: Repair Fishing Pier, Arborist advised Lake Tree trimming and addressing improvements to pool deck. He reminded residents Recreation Chair position on Board remains open.

STEPHEN WRINKLE, TREASURER & VICE PRESIDENT: Steve reported end of September budget figures: expense budget \$574,699 with \$507,849 expenditures for (Positive variance \$66,850). (Net of reserve expenses.) YTD interest income as of Sept. is \$3,267 with YTD interest income of \$15,602 (a 100% increase over last year.) Total reserves are \$665,285 (increase of \$117,952 over 2023 year end.) Total operating cash balance is \$502,895. Total cash balance \$1168,180. Total budgeted expenses for 2025 are \$903,290 compared to \$877,760 for 2024 (increase of \$25,530) due to increasing money for reserves. Actual budgeted expenses, net of reserves for 2025 decreased from 2024 budget by \$6,395. The total Reserve balance at year end 2024 is \$686,967 and \$738,387 is projected for year end 2025. Steve made motion to accept 2025 Budget (seconded by LA) and was passed. Reserve study is scheduled for beginning of 2025. There will be no increase in HOA fees in 2025.

SUZY COLLIN, SECRETARY: Suzy reported sending 24 notices 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. Suzy reminded residents to contact her or Madonna Patton with any changes to Directory.

TOM SKEHAN, ARCHITECTURAL REVIEW COMMITTEE: At three September ARC meetings, 10 applications were reviewed: 3 home improvement, 7 Landscaping. All were approved.

LINDA ALBRECHT, CLUBHOUSE FACILITIES & VILLA LAISON: Linda made a motion to approve 2025 contract for Cleaning Concepts, a \$208. Increase over last year. (Second SC) and passed. Her next motion was to approve bid for electrical work (Changing over ceiling lights throughout Clubhouse to LED) at cost of \$1395. (second by RK and passed.) Linda reminded residents to clean up after programs and be mindful of washing tables and removing crumbs. Changes to calendar must be submitted on or before 20th of month. No last minute changes can be made. She reminded volunteers to sign up for Volunteer Appreciation Dinner by October 29.

VILLA REPORT: A thank you was given by Faubricio (through Linda) for TJ and the many volunteers who made the storm clean-up much easier by their hard work of gathering fallen limbs and debris by the lake. Faubricio is increasing his crew to eight. There will be no Villa dues increase in 2025. Report issues on Weeds, Pests, Fertilizer to Carmen Ziarkowski. Sprinkler issues to Phil Cutrone, Annual painting issues to Judy Herron and mowing and trimming issues to Dan Cerney.

STEPHANIE DUNHAM, RECREATION COMMITTEE: No Report.

TJ GROFF, GROUNDS COMMITTEE : TJ reported on upcoming road paving project on part of North Lake Vista Trail and the three offshoot cul-de-sacs. Notifications will be sent when he has more information. He reported on storm damage and clean up. The first storm downed three trees and large branches at park. Hurricane Milton brought down two more trees. He thanked all who came out to help the clean up. He is obtaining bids for tree trimming in the park and voiced concern for resident safety. He will be working with an arborist. He thanked Carol Betts who worked hard on the difficult job of cleaning the tennis court fences of moss. Her work saved \$600 which was the bid to have it done professionally.

VINE MANAGEMENT: Laurie Gahr reported Accounts Receivables are doing well. She is working with attorney on two properties moving into foreclosure and reports one property has paid arrears in full. She will be making rounds to check compliance with sidewalk/driveway clean-up and sending letters for non-compliance. She will e-blast the information for the upcoming Zoom training on 11/19. She explained new US Treasury requirements for HOA board members. She also stated that banks in Tampa and Orlando have notified Vine that they are slow in processing due to recent hurricane activity. Vine will monitor any resultant late payment issues.

RESIDENT COMMENTS: The meeting was well attended today. Several residents wanted clarification on where to park cars during the upcoming road paving. A resident asked that Cleaning Concepts be reminded to dust in library office.

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 in locked box. The team is planning a tree lighting to mark the season. She thanked The Breakfast Club for a donation of \$369 from the 10/19 breakfast. She mentioned an update is coming on Team Sunshine Spirit Wear and to check the website.

Ray thanked Team Sunshine for all they do for our community. All clapped in agreement.

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

Respectfully submitted,

Suzy Collin