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Boynton Waters Homeowners Association, Inc.

June 17, 2021, Board Meeting

7PM Guard House/Zoom Teleconference

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:04 PM
 - b. Roll Call
 - c. Present: Carlos Souto, Mark Halmo, Michael Decrescenzo, and Robert Pickman
Absent: Sherie Coale
Also, present Angie Curtis from APM
2. Ratifying of previous meeting minutes
 - a. Mark Halmo made a motion to approve the meeting minutes; Mark Halmo second the motion. All in favor. **Motion passed.**
3. Review and approval of Financials
 - a. Carlos reviewed the account balances for Synovus and Center State bank. The financials for May have not yet been finalized but Carlos used banking account access to generate the treasurer's report.
4. Officer's Report
 - a. President: Carlos expressed the bank change and showed a copy of the new coupon and clarified where the mailing address is printed on the coupon as some owners were confused or unable to find the address. Also, reviewed the legal meeting held to revitalize the association documents and touch basis on the attorney's recommendation that Board Members do not discuss any association business with any one and do not engage in third-party comments outside of formal board meetings. It is very important that all owners bring any concerns, comments, or questions to the Board of Directors at a formal board meeting for discussion.
 - b. Vice President: Michael reported that there are currently 372 active clickers/remotes in the system, and he has been working on getting from owners the fob number for those not being used. The plan is to deactivate any clickers/remotes that have been inactive for an extended period of time to clean up the system.
****An owner on zoom commented that she is currently out of town and only has one clicker with her and the second is on property so she would need more time to provide the numbers or request that her property clickers/remotes are not affected until she is but in town.**
Also, owners have been requesting gate codes; Gate codes will not be provided to anyone, only in special circumstances where code is the only viable option for entry. Gate codes given to board members are deactivated once the member is no longer on the board.

5. Committee Reports

- a. ARB: Linda was not present, but she had previously informed the manager that the ARB committee on had 3 approvals to present.
- b. Violations: There is only one violation that was sent for fining. Both the board and committee elected to dismiss the fine.
 - I. Mark Halmo made a motion to dismiss the fine; Michael Decrescenzo second the motion. All in favor. **Motion passed.**
- c. Gates: Michael provided on update on the callbox repairs done on the speaker and microphone. He is disputing the invoice as these services should have been covered under warranty. It is again expressed that anyone having someone wait at the gate, please have guest wait on the exit of the gate as to not affect the sensors on the entrance side of the gate.
- d. Lakes: Mark provided an update on the lakes there are alligators that come and go, the water levels are up a little due to the rain the past couple of days. Again, owners are beginning to cut to close to the lake shore causing grass clipping to go into the water resulting in algae build up. Owners are responsible of letting their landscapers know not to blow clipping into the water. Owners are encouraged to help maintain the lake and use it for fun. The association is considering fining owners for blowing clippings into the lake or if their landscaper blows clippings into the lake. Carlos is in talks with the attorney to weigh the options. Another option would be to pay someone to walk the banks inspecting the shorelines. The northside aerator has been recommended not to replace for a 325hp one because to do this a 1,000 ft hose would have to ran to it to allow it to function properly. Its best to just replace the current one for \$600.00. Another recommendation is to get a compressor for the south side to correct the bubbler.
 - I. Michael Decrescenzo made a motion to purchase the compressor for the south side using the previously approved funds for the north aerator; Mark Halmo second the motion. All in favor. **Motion passed.**
- e. Landscaping: The community entrance has been redone but there is now an issue arising with Iguana eating the plantings. Two quotes were gathered to deal with the increasing iguana issue to control and get rid of the iguanas. One quote is for common areas only for a charge of \$3000.00 for the year with a bi-weekly monitoring service or as needed, with a \$3000.00 upfront payment. The second quote is for the common areas and owner properties for a charge of \$3600.00 for the year with a bi-weekly monitoring service or as needed. The options are to accept one of these or to spend money on replacing the plants that the iguanas keep eating. Brightview has agreed to replace the front planting eaten by the iguana with the understanding that the association will take action to deal with the iguana issue.
 - I. Mark Halmo made a motion to accept the proposal of \$3000.00 for service to the common areas; Michael Decrescenzo second the motion. All in favor. **Motion passed.**The association palms will be fertilized this month.



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***An owner brought up a concern about the royal palm on Aqua Vista Blvd. the owner expressed that other owners have mentioned to her concerns as well and she believes the royal palms should moved further away from the sidewalk and closer to the lake or that they should be trimmed. The expressed again that third person hear say will not be addressed as it is important the owners with concerns participate and bring these concerns before the board at a board meeting.

II. Mark Halmo made a motion to table the discussion on the Royal Palms; Michael Decrescenzo second the motion. All in favor. **Motion passed.**

6. New Business: 13 sidewalks were grinded, and the front entrance and gates have been pressure cleaned. Another concern that was brought up was an incident that occurred with an owner dangerously speeding and cutting off or vehicles in the community. Carlos proposed looking into adding additional speed bumps to deter this behavior. Mark Halmo will do research and gather proposals to add about 4 to 6 bumps or rumble strips in the association.
7. Adjournment
 - a. Mark Halmo made a motion to adjourn the meeting; Michael Decrescenzo second the motion. All in favor. **Meeting adjourned at 7:59 PM.**