



Boynton Waters Homeowners Association, Inc.

July 23, 2020 Board Meeting

Guardhouse - Outside

Minutes

1. Call to Order

- a. Meeting was called to order at 7:01pm
- b. Roll Call
- c. Present: Carlos Souto, Chuck Mucciolo, Michael Decrescenzo, and Mark Halmo
Absent: Robert Pickman

2. Approval of Previous Meeting Minutes

- a. Michael Decrescenzo made a motion to approve the previous meeting minutes, the motion was seconded by Carlos Souto. **Motion passed.**

3. Treasurer's Report

- a. Carlos Souto gave report.
- b. Carlos Souto recap the account balances for each account and the cap of 50K on the main reserve, money now going into street reserve for future project.
- c. Recommendation made that for the following months the association prioritize the up coming projects so that the only expenditures are for the monthly maintenance of the association.

4. Committee Reports

- a. Architecture –
 - I. Committee presented two application for improvements one for impact windows and second for painting.
- b. Gates –
 - I. Recapped recent change of the gate hinges do to noise gate was making.
- c. Lakes –
 - I. Grass Clipping causing brown debris, but Grass Carp will eat that debris.
 - II. Plant life and flowers doing well, and permit has been filed with the state and under water pictures are looking good.



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d. Landscaping -

- I. Foxtail east of Lakeside Lane and west on Aqua Vista Blvd was replaced, as pressure cleaner killed 20 bushes by overusing the chemical; pressure cleaner agreed to reduce the contracted charge by \$100.00

e. Holiday Lights –

- I. Carlos Souto expressed an idea to get additional holiday lights this year to brighten the association and give more of a holiday feel to the owners and guests.
- II. Carlos Souto asked Linda to get with Manny to add more lights.

f. Cameras –

- I. CCTV Camera Pros were called to get a proposal for the install of security cameras for the guard house; Proposal came in at \$674.13 including a 10% discount.
- II. The call box cameras with the options to allow all owner access to the footage would slow streaming as the camera records in analog and the system is digital.
- III. Mark Halmo made a motion to accept the proposal of \$674.13 for the camera install for the guardhouse for completion within the next 60 days, the motion was second by Michael Decrescenzo. **Motion passed.**

g. Website –

- I. Mark Halmo website title update to include wildlife.

h. Violations –

- I. It was expressed that Chuck Almond will now be assisting with violations and Chuck Mucciolo will no longer be on the violations committee. All violation question or concerns will be directed to APM; any issues with APM should then be directed to the board President. Owner can also refer to State Statue 720
- II. The violations sent in by Chuck Almond are to be inspected and notice to cure is to be mailed accordingly.
- III. Board present an alternative solution to roof and driveway violations.
 1. Solutions
 - a. Homeowners forget or do not inspect their property for violations and receive a letter to correct
 - b. Homeowners maintain and inspect their property to insure no violations



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- c. Association takes on the task to have the driveways and roofs for all the properties in the association pressure cleaned 1 once every 3 years for an approximate increase of dues in the amount of \$5.00 (+) per month per property (approx. \$60.00 per year)
 - To execute this option the board is calling for an exploratory committee to present this option to the membership for a poll to find out if the majority would even support an amendment to the allow for this option for further research; the committee should not include owners with violations, current committee members, or current board members to ensure neutrality.
 - The proposal, if the majority shows support for this amendment, is to begin on January 1, 2022 hold off cleaning for one year and then begin every 3-year cleaning, Owners will be expected to be current on violations by December 31, 2021.
 - If after the poll 75% of the membership support the amendment the board will then move forward to get proposals and get with legal to get the accurate paperwork and numbers on the vote.
 - The budget increase is capped at 10%, if the budget is increasing the owners will be notified. If owners want to opt out of the pressure cleaning services but will still have to pay the increase as it will be an increase to the HOA dues across the board. Work will not be a la carte or done by individual schedule, the details will be determined after most of the membership has vote and the association receives the 75% support.

5. Finning Committee -

- a. Eric Malkin did not notify the rest of the fining committee that the meeting to be held July 18, 2020 was cancelled. The board requested that the violation be back tracked 2 weeks.
- b. Mr. Duckman's violation was discussed and it was explained that he was not being fined for the parking violation as the board opted to give him a final warning and explained if the violation occurs again it will go straight to fining,

6. Adjournment

- a. Michael Decrescenzo made a motion to adjourn the meeting at 7:51pm and the motion was seconded by Mark Halmo, with all in favor. **Motion passed.**