

Boynton Waters Homeowners Association Regular Meeting Minutes

January 11, 2024 7:00 pm

Roll Call: Present were - Mark Halmo (Chair), Linda Delpopolo (Vice-Chair), Sherie Coale, William Dardick (virtual), Robert Uhrie, Evelyn Vargas; Robert Recupito, APM.

- **November Minutes:** Motion - Linda Delpopolo moves to accept the November 2023 Regular meeting minutes as presented; Robert Uhrie 2nd. Vote: Ayes all, unanimous.
- **Review of Financials & Budget:** Robert Uhrie presented three proposals for the 2024 budget year. The differences revolve around how much and when landscaping might be improved.
Proposal #1 – would increase HOA quarterly dues by \$5.00 – a minimal increase with no allowance for improved/revised landscape/entrance design;
Proposal #2 – would increase HOA quarterly dues by \$28.00 – this would allow the accumulation of @ \$25K over a three-year period to address the landscape/entrance design. After 3 years the HOA fee could be reduced. This amount also includes an approximate 5% increase for actual expenses.
Proposal #3 - An increase to HOA quarterly dues by \$32.00 allowing for landscape/entrance design now in addition to borrowing @25K from reserves. After which the reserve could be repaid or maintain the fee to stay on pace for new landscape every seven (7) years.
As home values have substantially increased, there is an expectation of a certain well-maintained look in order to uphold values. Proposal #2 will allow for the front entrance to be replaced now (approximately 7-12K) and the remainder of the entrance, with the medians being more costly, at a later time. Board members are not in favor of special assessments in order to achieve a renovation of the landscape.
Motion: Mark Halmo moves to approve Budget Proposal #2; Robert Uhrie 2nd. **Vote:** 5/1 in favor; E. Vargas dissenting.
- Discussion of when and where the **Annual meeting** will be held, possibly March 23. Discussion of previous balloting process and proxy notices. Proxies are authorization by an absentee property owner which specifically designates another property owner to cast a vote on their behalf.
- The first quarter HOA fee coupons were mailed. The Board will not seek to recoup the difference between the approved 2024 budget amount and the 2023 amount. The new coupons for quarters two, three and four will reflect an increase due to the approved 2024 budget amount.
- **Lakes and Landscape** – The lake banks were sprayed too heavily with the most recent treatment. Mark will assist with the meeting Evelyn has scheduled for Friday. Hydrilla seems to be abundant at the moment.
- Reminders to mowing contractors to not blow or rake debris into the lake.
- Holiday lights to be removed shortly.
- **The Fine Committee** members are: Shellie Almond, Kathleen Battaglia, Karen Schwartzman.
- Quarterly dues – two properties are in Collection status with the Board Attorney
- **Violations**- Two items (separate violations-same property) were voted on and passed along to the Fine Committee for action. Motion: Mark Halmo moved to recommend assessment of \$100 per day per violation; Robert Uhrie 2nd. Vote: Ayes all, unanimous.
- Resident General Comments: Request to not schedule Board meetings during various holidays.

Motion to adjourn R. Uhrie; L. Delpopolo 2nd. 8:27 PM