

Boynton Waters Homeowners Association Regular Meeting Minutes

November 16, 2023

7:00 pm

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

- Review of Financials & Budget: Robert Uhrie presented three proposals for upcoming budget year. These will be discussed in-depth at the next meeting.
Proposal #1 – would increase HOA quarterly dues by \$5.00 – a minimal increase with no allowance for increased/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.
Proposal #3 - would increase HOA quarterly dues by \$32.00 – this would allow for landscape/entrance design now in addition to borrowing @25K from reserves. After which repay the reserve or maintain the fee to stay on pace for new landscape every seven (7) years.
- Architectural Review – no open or pending items.
- Lakes and Landscape – The lakes are much improved with the new lake management company Solitude. Thank you to Evelyn Vargas for following up with the vendor.
- Kingsley is making a renewed effort to maintain the common grounds to an expected standard. Some turf areas are suffering but that may be due to a needed pump upgrade as the gpm flow is diminished. The estimated cost would be \$350-400.00.
- **Old Business**
- Sidewalk cleaning is complete.
- Holiday lights will remain up until January 15, 2024.
- The new form for Lease renewals – Statement of Change – is reviewed. Two letters to property owners are included for review, both regarding leasing of property. A discussion of fees for lease and purchase applications will now allow for \$100.00 in addition to the \$76.00 per person (18 years and over in household) for background screen. A motion to accept by Sherie Coale; 2nd by Linda Delpopolo; Ayes all, unanimous.
- Violations- Two items to be voted on and passed along to the Fine Committee.
- **New Business –**
- More roofs have been cleaned.
- Owners not picking up after dogs.
- Future discussion of Residential Clean Energy Tax Credit - to include roofing materials and allowing possible changes/additions to materials.
- Resident Comments: none
Board Member comments: Mark Halmo thanks all who helped pick up common grounds after the recent wind event.

Motion to adjourn R. Uhrie; 2nd L. Delpopolo 7:43 PM

Respectfully submitted by Sherie Coale