

Minutes

Board of Directors Meeting

12/30/24

7pm

1. Call to Order - 7:05pm (Frank, Mike, Nancy, Kim in attendance)
2. Treasurer's Report
 1. \$9,129.98 balance in arrears for HOA Dues which includes pre-pay amounts. Kim will follow up after Frank contacts the owners in concerned status and attorney will be contacted as directed/needed.
 2. Asked Kim to follow up on the live check that was handed to Phil for HOA dues from previous meeting.
 3. No other update on Treasurer's report
3. Approval of Minutes from October 2024 Regular Board Meeting - still outstanding, Kim going to circle back with Bev
4. Approval of Minutes from November 2024 Regular Board Meeting - approved, Mike motion/Frank 2nd
5. Committee Updates
 1. Beautification Committee Status Update - Identified priorities for 2025
 1. Replace bushes in front of building 2 & 3
 2. Fix/Remove in front of building 7
 3. Carport Fences Repair - units in building 6 and building 3
 2. Financial Committee Update
 3. Rules & Regulations - meeting scheduled 1/8/24, then rescheduled to 1/17
6. New Business
 1. Roof Inspection Quotes - Kim still working to find companies for smaller jobs
 2. Water Meter Break Building 2 - It is fixed; recommended Frank to post announcement on website for homeowners to check water bills over next few months.
 3. Unit 1873 - Owner stating seeking attorney; will address if contacted by attorney, otherwise concerns have been addressed/responded to.
 4. Clearing shrubbery around Building 6 Electrical Box - as well as building 7, shrub growth concerns. Per Spectrum: the "line" the tree is leaning on is cable and will not doing anything till/unless it falls
 5. Approval of proposed 2025 Meeting schedule - Approved, Mike motion/Frank 2nd
7. Old Business
 1. Hurricane Repairs
 1. Roof Repairs - 2926, 2910, 1827 have reported roof leaks. Kim still working to get quotes
 2. Tree Removal - Building 4 has organic matter growing, Kim will call George
 1. Deal Palm between Bldg 2 & 3 - Kim to obtain quotes
 3. Stucco Repair - Painting: Side of bldg 3 - hole is patched but now needs paint, Kim to check with George
 4. Copy of key needed for pump shed and to be given to Frank
 5. Gutter Repair -
 6. Lamp Post Down - near bldg 3 closest to 1851; need quote

2. 1869 Repairs Stucco - quotes still needed
3. Tree Trimming - Bldg 7, vendor was supposed to come back but hasn't, Kim will look for another vendor.
 1. Banana Tree - Building 7 in patio needs to be addressed again
4. Dumpster Dumping - will keep reviewing
8. Property Managers Report - see report
 1. 1 unit with attorney
 2. Applications - 1 unit needs to be reviewed as appears not in compliance with declaration
 3. Keys ordered

Motion to Adjourn: 8:01pm Mike/Frank 2nd