

**FLORA RIDGE NORTH HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES**

August 23, 2022
7:00 PM
Heron's Landing Pool

Organizational Meeting MINUTES

1. CALL TO ORDER & DETERMINATION OF QUORUM

- **Establish a quorum** - Nancy Adams, Mark von Gerichten and Marjorie Hardy were present. Anais Serrano of Leland Management was also present.
- **Call to order** – Nancy called the meeting to order at 7:00PM.

2. PROOF OF NOTICE OF MEETING

- Notice was posted at least 48 hours in advanced as required.

3. CONSENT AGENDA

- **Meeting Minutes Approval** July 26, 2022
- **Financial Report**
- **Manager's Report**

Mark made a motion to accept the consent agenda, Nancy seconded the motion, all were in favor, motion carried.

4. OPEN FORUM FOR HOMEOWNERS

Time will be provided for homeowners to voice their concerns (limited to five (5) minutes per person). Items that are raised at the "Open Forum" may need more research, so all items may not be addressed at the time of "Open Forum", but a response will be provided prior to the next Board Meeting or the item will be put on the agenda for a future meeting.

- Owner had question regarding gold carts
- Owner questioned the time frame for Toho project in front entrance

5. COMMITTEE REPORTS

- **ARB Report** – ARB Committee met on Tuesday, August 16. There were 2 owners present. Four applications were reviewed. Applications reviewed for screen enclosure, Exterior painting, fence, and roof.
- **Areas of Concern** – Commercial vehicles in the community and parking of a semi on Cranes Cove, Exterior changes without approvals.
- **Pool Committee** – Board communicated the completion of the grout repair at Herons pool, by Atlantis pools. Board requested to have pool lights in Cranes and Herons pools repaired and requested proposal for LED lights and new skimmer door for Heron's pool.
- **Landscaping** – Mulch installation completed; locks added to electrical outlets on monuments

6. UNFINISHED BUSINESS

- **Remove hedges around pool equipment** – Mark made a motion to approve \$400.00 US Lawn proposal to remove hedges around the pool area and relocate to areas where needed, Nancy seconded, all in favor motion carried.
- **Fence installation around pool equipment** – Nancy made motion to approve All-Rite Fence for a total of \$5,522.00 second by Mark, all in favor, motion carried.

- **Removal of Oak tree and two wax myrtles on common areas** – Nancy made motion to approve Lillypad Landscape for total of \$1900.00 second by Mark, all in favor, motion carried.

- **NEW BUSINESS**

NEXT MEETING DATE

September 27, 2022

7. ADJOURNMENT

Mark made a motion to adjourn the meeting at 8:30 PM, Marjorie seconded the motion, all were in favor, meeting adjourned.