

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

May 24, 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. Wilmary Santiago of Leland Management was also present.
- **Call to order** – Nancy called the meeting to order at 7:10 PM.

**2. PROOF OF NOTICE OF MEETING**

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

**3. BOARD ORGANIZATION**

Jeff Weiss and Scot Reynolds sent letter of resignation to CAM via email. Nancy made a motion to organize the officers' seats as follow; Nancy Adams as President, Mark Von Gerichten as Vice President and Marjorie Hardy as Secretary/Treasurer. Mark seconded the motion, all in favor, motion carried.

**4. CONSENT AGENDA**

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

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

**5. 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 expressed frustration with Heron's pool maintenance services provided and weeds on pool deck.

**6. COMMITTEE REPORTS**

- **ARB Report** – Committee was unable to meet on May 17 and decided to review applications. Four applications were reviewed. Applications reviewed for roof, exterior paint, and fence installation.
- **Areas of Concern** – Not discussed.
- **Pool Committee** – Board questioned Heron's pool tile depth replacement date and is not satisfied with Atlantis work after completion. Manger stated Atlantis confirmed the tiles will be replaced on Wednesday May 25.
- **Landscaping** – The board discussed ongoing landscape problems and will review ground maintenance proposals on the next board meeting to decide if they will continue with US Lawns. They will be emailing manager to withhold payment until contracted work has been completed.

**7. UNFINISHED BUSINESS**

- **Review Revised Reserves Study** – Board reviewed and is satisfied with reserves study from Global Solutions.
- **Paint Community Gazebo Estimates** – Nancy made a motion to approved Maintenance and Solution estimate of \$2,450.00. Mark seconded the motion, all in favor, motion carried.

**8. NEW BUSINESS**

- **US Lawns Estimates** – Board reviewed all the estimates and stated the estimates provided by US Lawns are not what was requested. Nancy will follow up with Hannah from US Lawns.
  - Landscape Enhancement

- Mulch Installation
- Philodendron Removal
- Install Rubber Mulch at Exercise Equipment Marker Signs
- Sod Replacement

**9. NEXT MEETING DATE**

- June 28, 2022

**10. ADJOURNMENT**

- Marjorie made a motion to adjourn the meeting at 8:50 PM, Mark seconded the motion, all were in favor, meeting adjourned.