

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

June 28, 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 7:01 PM.

2. **PROOF OF NOTICE OF MEETING**

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

3. **CONSENT AGENDA**

- **Meeting Minutes Approval** May 24, 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 on CE matter
- Owner Complain about Unattended Minors on Cranes Pool.

5. **COMMITTEE REPORTS**

- **ARB Report** – ARB Committee met on Tuesday, June 21. There were 2 owners present. Five applications were reviewed. Applications reviewed for screen enclosure, exterior paint, fence and gazebo.
- **Areas of Concern** – Not discussed.
- **Pool Committee** – Board discussed the option to install a 4ft fence required by the health department to install computer system for chemical injections and remove bushes. CAM will work on fence installation and bush removal estimates.
- **Landscaping** – The board reported irrigation not turning on and untreated weeds on monument entrances.

6. **UNFINISHED BUSINESS**

- **Mulch Estimates**
  - **Rubber Mulch** – Mark made a motion to approve rubber mulch installation (*exercise equipment marker signs and large oak tree ring*) estimate of amount \$1,200.00. Seconded by Nancy all were in favor, motion carried.
  - **Common Areas/ Playground Mulch** – Mark made a motion to approve mulch installation estimates (*Pine Bark Nugget on Common Areas Bed Spaces and 6 certified Playground Mulch*) of amount \$6,630.00. Seconded by Marjorie, all were in favor, motion carried.

- **Landscape Enhancement Estimates** – The board decided to table and ask Manager to contact US Lawns for a revised estimate.
- **Pool Equipment Estimates** – Mark made a motion to approve LPM computer system for chemical injections installation at both pools Herons and Cranes (*Equipment owned by LPM NOT the association free install*) for a monthly fee of \$65.00. Seconded by Marjorie, all were in favor, motion carried. Equipment must be installed after 4ft fence is install per Health Department code.

7. **NEW BUSINESS**

- **Janitorial Estimate | Pond Trash Pickup** – Mark made a motion to approve Not Your Average Joe proposal of \$110 a month to pickup trash 2x a month around pond 5 and 6. Seconded by Nancy, all in favor, motion carried.
- **Association Credit Card** – Mark made a motion to cancel Jeff Weiss association card and approve Nancy Adams as the authorized user with a credit limit of \$2,000. Seconded by Marjorie, all in favor, motion carried.

**NEXT MEETING DATE**

- July 26, 2022

8. **ADJOURNMENT**

- Mark made a motion to adjourn the meeting at 9:20 PM, Nancy seconded the motion, all were in favor, meeting adjourned.