

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

February 25, 2022

7:00 PM

Heron's Landing Pool

Meeting Minutes

1. CALL TO ORDER & DETERMINATION OF QUORUM

- **Establish a quorum** – Nancy Adams, Jeff Weiss, Scot Reynolds, Mark von Gerichten were present in person and Marjorie via telephone. Wilmary Santiago of Leland Management was also present.
- **Call to order** – Nancy called the meeting to order at 7:00 PM.

2. PROOF OF NOTICE OF MEETING

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

3. CONSENT AGENDA

- **Meeting Minutes Approval** December 21, 2021
- **Financial Report**
- **Manager's Report**

Jeff made a motion to accept the consent agenda, Mark 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.

- No owner present at the meeting.

5. COMMITTEE REPORTS

- **ARB Report** – The ARB met on Tuesday, February 22. There were three homeowners present. They reviewed applications for window replacement, gutter installation, roof replacement, and exterior paint.
- **Areas of Concern** – No areas of concerns were discussed.
- **Pool Committee** – Pool is being serviced as contracted.
- **Landscaping** – Nancy met with US Lawns to discussed pool shrubs maintenance.

6. UNFINISHED BUSINESS

- **Security Cameras Monitoring** – Mark made a motion to approve Surveillance Plus security cameras heartbeat monitoring proposal of \$180.00 a month a total of \$2,160.00 for the year. Seconded by Jeff, all in favor, motion carried.
- **Heron's Pool Resurfacing Estimate** – Mark made a motion to approve Atlantis Pool Service resurfacing proposal of \$13,300.00. Seconded by Jeff, all were in favor, motion carried.
- **Pool Area Landscape Estimates** - Scot made a motion to table the landscape estimates, the CAM will search for previous similar approved invoice and discuss at the next board meeting. Seconded by Marjorie, all were in favor, motion carried.

7. NEW BUSINESS

- **Reserves Study Estimates** – Mark made a motion to table this item and discuss at the next board meeting for the CAM to have a response from Global Solutions on option #2 the clear vision package. Seconded by Marjorie, all were in favor, motion carried.

8. NEXT MEETING DATE

- March 22, 2022

9. **ADJOURNMENT**

- Nancy made a motion to adjourn the meeting at 7:50 PM, Mark seconded the motion, all were in favor, meeting adjourned.