

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

October 25, 2022

7:00 PM

Heron's Landing Pool

**Organizational Meeting MINUTES**

• **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 7:02PM.

• **PROOF OF NOTICE OF MEETING**

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

• **CONSENT AGENDA**

- **Meeting Minutes Approval** October 4, 2022
- **Financial Report**
- **Manager's Report**

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

• **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 of 2728 Cranes Cove attended the meeting to try and discuss his violation that was already sent to the attorney, board advised that the file is currently with the attorney and he needs to contact the attorneys office.
- Owner of 3250 Hawks Nest Dr attended the meeting to discuss his unapproved driveway extension violation board advised that his file is currently with the attorney, and he needs to contact the attorney directly. The owner proceeded to question a 2<sup>nd</sup> violation notice for his exterior lighting and was advised to submit an ARC application.

• **COMMITTEE REPORTS**

- **ARB Report** – ARB Committee met on Tuesday, October 18 at 7pm. There were three owners present. Eight applications were reviewed. Applications reviewed for Fence installation, tree removal, Exterior painting, Landscape Rock Replacement, and Solar Panels. One application for Windows/Door was tabled as the application was missing information.
- **Areas of Concern** – Moving the open forum to the end of the agenda, looking into renting out the KUA conference room for future meetings.
- **Pool Committee** – LED lights have been installed in the pools; the skimmer doors will be installed by the end of the month.
- **Landscaping** – Lawn vendor begins at 7:20am and should be 8am. The board stated after addressing the excessive trimming of the shrubs with US Lawns multiple times they would like to obtain proposals from new vendors.

- **UNFINISHED BUSINESS**

- **Fountain motor repair:** Per Solitude Lake Management the parts are currently back ordered 4-6 weeks, the installation should be completed by the end of November.

- **NEW BUSINESS**

- **Tree trimming on main Blvd:** The board was given a proposal from Enchanted Landscaping; CAM advised the current tree trimming vendors are delayed up to 5 weeks due to post hurricane contracts. CAM will provide the additional proposals once they are received.
- **Review and Approve 2023 Budget:** Motion made by Marjorie to approve 2023 Assessment of \$152.15 per quarter and total budget of \$222,747.60, second by Mark, all in favor, motion carried.
- **Termination of Management Contract:** Board ratified the Termination of Leland Managements contact, all were in favor, motioned carried.
- **Associa Community Management:** Motion made by Nancy, Marjorie second, all in favor, motioned carried for Associa Community Management to take over Flora Ridge North HOA effected December 1, 2022.

- **NEXT MEETING DATE**

November 22, 2022

- **ADJOURNMENT**

Nancy made a motion to adjourn the meeting at 8:37 PM, Mark seconded the motion, all were in favor, meeting adjourned.