Hamlets Grove Homeowners Association Board Meeting 12.21.21 Start Time: 7:07

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President rick@richardscottwaid.com
* Denise Leschinski, Vice President captainden@aol.com
* Lucy Ford, Secretary lucyblue1956@aol.com
* Anna Azmi serbi410@yahoo.com
* Steve Carroll carroll.sg@verizon.net
* Pam McDonald mackdoodle@comcast.net

Officers in Attendance

* Len Schimberg ldschimberg@gmail.com

**Agenda Items**

* Motion made and approved to approve Minutes from Last meeting
* **Budget Review by Treasurer** – as of 11/30/21
	+ Motion made to approve budget as of 11/30/21
	+ Receivables Status: 10% of residents have already paid 1st QTR 2022 dues.

**Open Action Item** – Len and Rick are looking into ways of simplifying the bill payment process for our residents. A decision will be made after the 1st of the new year

* + Process for Late Receivables:
		- * First Step – Len sends out statements showing their Past Due Status
			* After 2 QTRs Delinquency – they receive formal letter
	+ Expenditure Status: All bills are current
	+ 2022 Budget – the Budget Committee met on Dec 6th and came up with a “Zero Balance Budget” without having to raise dues, however; it is likely dues will raise in the coming years. Motion made to approve proposed 2022 Budget

**Open Action Item –** Len to provide estimate on reserve funding for next road paving

* **Master Association Long Range Plan**
	+ Work is progressing on the front entrance off Lockwood Ridge
* **Landscaping**
	+ Yellowstone would like to meet with Board members to walk the property and assess landscaping needs

**Open Action Item** – Rick to set the meeting up

* **Fountains/Ponds**
	+ **Plastic drain tiles (sand filters) –** after speaking with the representative from Sarasota County/Healthy Pond Collaborative, they indicated that the county would pay up to 50% towards Irrigation issues.

**Open Action Item:** Anna will contact Yellowstone to give estimates on building up the area where the sand filters are exposed and placing sod on top

* + **Ponds –** Anna met with the contact for Sarasota County/the healthy pond collaborative and she has wonderful ideas about how we can improve our pond/water quality.    Some of her ideas would be free because of available grant money.

One idea to help with the algae is to plant flowers on the shore edge of the pond.  There is $500 of grant money towards plants.

Another idea is to make sure we have fish in the pond. There is grant money available for fish.

The County representative said that she would be open to attending one of our upcoming Board meetings.

**Open Action Item –** Board will decide on plants to be placed on the shore edge of the pond.

* **Neighborhood Security**
* Security Camera Update – Motion was made and Board approved to move forward with placement of cameras at both entrances. This will take place after the 1st of the new year.

**Open Action Item –** installation of the security cameras.

* **New Signs for Neighborhood**
	+ 49th Street Entrance Sign - The entrance sign at 49th Street is decaying and needs replacement. Board agreed on the HDU Panel type for replacement and authorize Rick to speak with vendor and request sign designs

**Open Action Item –** Vendor to provide sign designs

* **Housekeeping**
	+ Grove Records – tabled for next meeting
	+ All Board members have been added to the email requests that are received from our website
	+ ARB Requests

**Open Action Item:** Board will readdress the rules regarding vehicles

**Open Action Item:** Steve will send out process for ARB Requests

* + New Board Member Request – Anna has put up notice on bulletin boards to let residents know that we are looking for a new Board Member.
* **Homeowner Requests/Complaints/Violations**
	+ #4670 – oak tree is tearing up the driveway and homeowners would like to remove it. Pam will inform them to contact the County prior to removal
* **New Business**
	+ The Board discussed the concern of rental properties and ensuring that all homeowners know the rules around renting out their property. This includes homes being sold to Willow

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Meeting Adjourned at 8:30 p.m

Next Board Meeting: Tuesday, January 18th 7:00 PM EST (Board determined this will be via Zoom)