Hamlets Grove Homeowners Association Board Meeting 2.15.22 Start Time: 7:06

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President
* Denise Leschinski, Vice President
* Lucy Ford, Secretary
* Anna Azmi
* Steve Carroll
* Pam McDonald
* Muslima Lewis

Officers in Attendance

* Len Schimberg

**Agenda Items**

* Motion made and approved to approve Minutes from Last meeting
* **Budget Review by Treasurer**
  + Motion made to approve budget as of 1/31/22
  + Receivables Status: As of the meeting, there were approximately 20 residents behind. Each of those residents have received a 3rd email notification.

**Open Action Item** – Len and Rick are looking into ways of simplifying the bill payment process for our residents.

* + 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 – as of the distribution of these minutes, the 2022 Budget has been posted on our community website
  + Future funding for road improvements – Len provided an estimate of $5K per QTR over the next 4 year period to be allotted towards future road improvements. We are on track to meet this funding requirement.
* **Master Association Revitalization Plan**
  + We are still shy a few votes/proxies in a few neighborhoods.  We may well need to send out another mailing to those who have not returned their signed forms.  It is sad that with more than a month to comply, we still don’t have 50% returned.
* **Landscaping** 
  + Anna and Rick walked the neighborhood with Yellowstone. Here are the observations:
    - Many of the viburnums are aging and should likely be replaced
    - Yellowstone will work on a proposal for landscaping replacements
      * + A complaint was raised by a previous Board member that handled landscaping issues regarding the Viburnums near the mailboxes at the West Entrance. His recollection is that Yellowstone was responsible for the decay of the viburnums in this location. Complaint was duly noted but Board feels that too much time has passed and will not take any further action with Yellowstone on this matter.
  + Root barrier for root intrusion – there is a section of road near #4791 where the roots of a tree are causing corrosion issues. As of the distribution of these minutes, the Board received a proposal from Simply Trees to install a Root Barrier to this area to prevent further corrosion.
* **Fountains/Ponds**
  + **Plastic drain tiles (sand filters) –** Anna provided an estimate from Delacruz Landscaping to empty, cut and remove the sand filters that are sticking out around the lake for $700.00.  Board approved estimate for work to be completed.
  + **Ponds –** We discussed the suggestions made by Sarasota County/The Healthy Pond Collaborative and decided that, at this time, we feel that the ponds are doing better and do not want to “upset” the balance. There are some algae issues with the pond at the West Entrance but the Board believes that it may just need more attention from the company that services our ponds.

**Open Action Item –** Rick will contact Lewis and request the additional attention

* **Neighborhood Security**
* Security Camera Update – Cameras have been installed at both entrances. As of the distribution of these minutes, a courtesy email was sent out to all residents updating them on the installation of the cameras.
* **New Signs for Neighborhood**
  + 49th Street Entrance Sign – Currently in production.
* **Housekeeping**
  + Grove Records – tabled for next meeting
  + ARB Requests – it was determined that, while we all will continue to receive the email regarding ARB Requests, Steve will be the Point of Contact for these requests. He will then forward the request to all ARB members for approval/denial and will inform the requestor of the decision. Lucy updated the website with the ARB Process.
  + Website Updates – Lucy will work on updating the website with more current pictures and information.
* **Homeowner Requests/Complaints/Violations**
  + An email was received from a resident noting violations he has observed within the community. The Board reviewed each violation and will notify the offenders.

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

* **New Business**
  + Annual Meeting Preparations – as of the distribution of these minutes, Anna sent out information regarding the requirements of the Annual Meeting.

**Open Action Item:** Set date for meeting

Meeting Adjourned at 8:25 p.m

Next Board Meeting: Tuesday, March 15th 7:00 PM EST (Board determined this will be via Zoom)