**Minutes from the March 25, 2025 Board Meeting**

Call To Order/ Quorum Determination

Dan called the regular meeting of the Board of Directors for March, 2025 to order at 6:45pm. Dan stated that quorum was met.

**Approval of Meeting Minutes of Board Meeting on February 18, 2025**

Dan asked if the Board had reviewed the minutes from the February 18, 2025 meeting and if there were any additions or edits necessary? There were none. Dan called for a motion to approve the minutes. Anna made a motion to approve the minutes, seconded by Tim and passed unanimously.

**Financial Report - Tim and Dan**

Tim reported that there was $2,197.44 in our checking account and operating expenses for the month were $3565.29 with a remaining balance in our checking of $11,152.29 as of 03/04/2025. Outstanding accounts receivables (HOA Assessments): $4,331.93. In February, we transferred $7,500 into our Reserves, opened two new CDs for a total of 7 CD’s totaling $178,895.39 in our investment accounts with a balance in our Reserve Account of $2,546.77.

Dan asked that the financial report that was given at the annual meeting be added to the regular meeting? Any objections? There were none. The Financial report was accepted and will appear in the minutes from the March 25, 2025 regular meeting of the Board.

One last comment, as you may know on March 31, 2025 Len Schimberg would be retiring from the Treasurer position after 20 years of service and I want to thank Len on behalf of the Board of Directors and our Community for his devoted service.

**Old Business:**

**ARB and Maintenance Reports**

**ARB Report- Steve**

Steve reported that 14 projects were recently presented to the ARB and 12 of these projects were approved and executed, mostly roof replacements. The two projects that were not approved, Steve stated were not supported in the Restrictions of the HOA.

**Front Entrance Landscape Project- Anna**

Anna Reported that in early March, board members met with the Front Entrance Committee to discuss what action needed to be taken. It was determined that the area had to be cleaned out before any planting could begin.   Jim King took the lead on this and has done an outstanding job! He has spent numerous days cleaning out the side flowerbeds.  He also took plants from the front flowerbeds and replanted them in the center island area.  And he has also trimmed the plants in one our dog parks. Once the beds are ready and the plants are purchased, we will be looking for more volunteers to help with painting and stenciling the front walls, planting of the plants and mulching the areas.   We will be looking for volunteers for the upcoming landscaping projects.

**4565 Foreclosed Home-Dan**

Dan reported that for the last three years the Board of Directors has been dealing with 4565 since it was abandoned and left to the a reverse mortgage broker. For nearly two years, there was no information on the owner of the mortgage, until a notice was finally posted on the door a little over a year ago. 24 Asset Management based in Miami holds the contract to manage the property and most recently we became aware that it is a HUD (United States of Housing and Urban Development) owned property. 24 Asset Management has been contacted many times, a demand letter has been certified and delivered with a list of past due assessments and violations. Most recently, the Board contracted Wells, Olah and Cochran to begin the process of putting a lien on the property. Because of this action, the Board removed the tree at 4565 that has been uprooted since the most recent hurricane. Dan stated that the removal of the tree was to occur after the meeting when a motion would be made to remove the tree immediately adding this expense to the lien. Paul Heyman Tree Services had already submitted a quote for the removal and this quote was priced against two other companies and the Board selected Heyman. Heyman was scheduled to remove the Lugustrum Tree and trim the Pineapple palm in the landscaping project for the front entrance on March 24th. The Board of Directors polled for approval to add the removal of the Carrotwood tree at 4565 at the same time and it was approved in advance. Dan stated that for the record, he would now officially move to remove the Carrotwood Tree at 4565 that has not been dealt with by the current owners and put this expense on the future lien for that property. He asked for a second? Steve Seconded. The motion passed unanimously. He stated that he will report more on 4565 at the April meeting of the Board.

**Surveillance Camera Update- Tim**

Tim reported that the surveillance cameras had not been operative since they were installed and since January he has been working with the American Wireless Alarm and Frontier to get the surveillance equipment up and running. The back entrance equipment is up and running finally and networked. There are still troubleshooting the equipment and eventually volunteer, Suzanne Middleton will be taking over the monitoring of the system. Tim stated that the front equipment is still not working, but that appointments are set to meet with the team to correct the problems, particularly replacing parts that were affected by lightning surge that melted down the system. Tim stated that an accident occurred at the back entrance and they were able to pull footage to help the victim identify the truck that hit him. Tim will report more on this at the April meeting.

**Tree Trimming at the Front Entrance- Dan**

Dan stated that there has been an ongoing project to deal with the front entrance trees, particularly the trees that are adjacent to 4898. After much deliberation, the consensus is to not remove any trees, but to do extensive trimming. Dan stated that they are still waiting on quotes to compare and select the company that will complete this trimming. And that in order to take action on this project he will be making a motion that will allow the Board to take action prior to the next meeting. Dan moved to trim the trees at the front entrance, identifying a Tree Trimming Company that will complete this work, but that will not exceed, $3,600 in costs. He asked for a second. Tim seconded. The Motion passed unanimously.

**New Business**

There was no new business.

**Owner Comments and Questions**

Several Owners commented on the removal of the uprooted tree at 4565. Owners thanked the Board for taking action. Owners questioned when violations would be taking place. There were questions regarding the surveillance equipment that were answered. Further discussion about the Spring Cleanup scheduled for April 5, 2025 to deal with getting all properties to comply with the rules and regulations. Questions arose regarding the Articles of Incorporation, particularly on dissolving the corporation. The Board stated that the official documents have guidance for all corporate business.

**Adjournment**

Can called for the adjournment of the meeting. Tim made a motion to close the meeting. Steve seconded. The meeting was unanimously closed at 7:26pm.