

BTMHOA Meeting with Management

Date: January 22, 2025

Mark Nicklas, Barry Lee, Joanne Thomas, Lisette Varela

1. Luminaries Reimbursement

- a. Receipts for cost of candles and bags were given to Mark. The park office will reimburse the HOA \$1250.00 to defray the cost.

2. Storage Compound

- a. The gate on the compound was broken for a few weeks. Mark stated they were delayed because they had to order the parts for the gate.
- b. Discussion was held regarding the storage compound remotes. A resident buys a remote from the park for \$40 and then pays to store something in the compound. Once the resident no longer needs to store in the compound, the park shuts off the remote. The resident is free to sell the remote. If a remote is purchased, the office needs to be notified of the remote number and pay for a space so the remote will be activated. The remote can then be used. Is this the best process? Mark and Lisette will look into this process.
- c. Someone broke into the compound by sabotaging the fuse box and gaining access to the compound.

3. Trash Area

- a. The trash area is available any time of day or night.
- b. There are no lights in the trash area.
- c. There is no gate limiting access to the trash area.

4. Pothole on Dancy North

- a. This pothole will be fixed soon.

5. Lights

- a. Still waiting for FPL to install the lights at Lilac and Gardenia.
- b. There are many dark areas in the park especially around the south clubhouse.
- c. Steve Adler is looking into a lighting plan for the park.

6. North Clubhouse Completion Timeline

- a. The new, north clubhouse is scheduled to be ready at the end of February.
- b. Sabotage of the pool area delayed the project by one day. Mark stated they have photos of the person who did this and he is pursuing it.

7. Cedar Hill Repaving

- a. This is still being evaluated.

8. AEDs in the Park

- a. At the last general meeting, more AEDs were requested for the park.
- b. Mark contacted the city and was told the number of AEDs that the park currently has is sufficient for the population
- c. AEDs need to be checked at least weekly to be sure the batteries are still working