

BOARD OF DIRECTORS MEETING
JUNE 29, 2023

President Wade Willnow called the meeting to order at 7:00 P. M.

Proof of Notice: June 26, 2023

Roll Call/Establish Quorum: President, Wade Willnow, Vice President, Liz Schweitzer, Treasurer, Ed Huff, Director, Marlyn Rodriguez, Secretary, Linda Marino, Quorum established. Absent: Director, Paul Segnit, Director, Brian Hefty.

Also present, Ryan Wood and Cody Moon, Advantage Property Management.

Liz made motion to approve May 25, 2023 minutes contingent upon adding Ed and Wade as attendees at the President's Meeting, seconded by Ed. All in favor, aye. Opposed, no. Motion carried.

Liz made motion to approve June 10, 2023 Executive session minutes, seconded by Ed. All in favor, aye. Opposed, no. Motion carried.

OFFICERS REPORTS:

Ed gave overview of financials: Year to date: Revenue - \$617,986.98 with year to date operating expenses of \$545,176.04. Current year to date surplus is \$72,810.94. Homes being foreclosed on during the coming months owe about \$50,000.

Liz: Note the new clubhouse curbing painted red is designated as fire zone. Parking violators will be fined. New dutch office door installed. Please respect the space. Trash will be collected on Thursday due to July 4th holiday.

Linda: Water aerobics - Monday, Tuesday and Friday at 9:30 a.m. July 4th community picnic at 3:00 p.m.

MANAGERS REPORT:

Three new home sales and one lease for month of June.

Sixty four violations issued for month of June. Immediate fines on several rules.

Maintenance - St. Lucie County fire inspection conducted. All required changes made to bring into compliance. New storage room to be utilized for clubhouse. New signs posted for pool, basketball, fire lane and loading area. Fountain replacement ordered with expected delivery date of June 20, 2023.

Hurricane accordion shutter proposals.

Management focus is to review, implement and improve procedures while keeping within budget. Conduct daily staff meetings. Address residents' concerns and continue to improve safety within community.

OLD BUSINESS:

Liz made motion to revisit motion made by Ed to remove 2 oak trees with stipulation we will replace, seconded by Ed for discussion. All in favor, 3, opposed 2. Motion carried.

NEW BUSINESS:

Liz made motion to discuss clubhouse accordion window shutters, seconded by Ed for discussion. Quotes received in the \$20,000 to \$23,000 range. Not feasible in this year's budget. Motion died.

Liz made motion to discuss Blue Stream seconded by Ed for discussion. Kevin and Liz met with Blue Stream management. List of resident's issues were addressed. New sign up list in lobby to address any additional issues. Blue Stream will test, upgrade box if necessary. Tennis building and guardhouse to be updated.

Next Board Meeting will be held on September 28, 2023.

MEMBERSHIP SEGMENT:

Landscaping issues Trimming of oak tree on common ground. Violations. Dog waste. Homeowner to address board at Executive Session. Suggestions for management to consider to provide shade around pool area. Parking outside clubhouse.

With no further business, meeting adjourned at 7:45 P. M.

Respectfully submitted by Linda Marino, Secretary