

Wisteria Park

West Manatee Fire and Rescue District Building Meeting Room

6417 3rd Ave. W. Bradenton, FL 34209

October 23, 2017 at 4pm

APPROVED

Call to order: President, Mike Zelle called the meeting to order at 4:00pm.

Determination of Quorum and Proper Meeting Notice: With President; Mike Zelle, Vice President; Bob Harcourt, Treasurer; Donna Burbidge, Secretary; Gail Larose and Director; Steve Moyer present, a quorum was established. Agenda was posted on site and on website and emailed to owners in accordance with FL ST 720 and Wisteria Park governing documents.

Approval of the previous meeting minutes: **MOTION** made by Gail, seconded by Steve, to waive the reading of the September 25, 2017 minutes as written. MOTION passed unanimously.

Presidents Report:

- Mike noted that Halloween is approaching. Be aware that usually pranksters are out the night before Halloween.

Treasurers Report:

- As attached to these corporate records, Donna reported from the September 30, 2017 financial statements.
- Donna recommended voiding the uncleared check for Siesta Key Décor in the amount of \$890 issued on 2/10/16. There are also three rebate checks totaling \$252 issued on 3/27/17 that remain uncashed. Nicole to contact the three owners.
- Upcoming mulching price will be based on actual number of bags of mulch used.
- The new awnings for the pool estimate is around \$9000 to be paid from reserves.
- Storm Emily costs were around \$800 from oak tree damage.
- Hurricane Irma costs so far were just under \$2000 from electrical damage and removing damaged trees. There will be additional cleanup costs from West Bay and Jim Wilson. The projected total is around \$8000.

Eastside Report-

- The monthly walk around was completed. The report was emailed to Eastside homeowners and is posted on the website.

Secretary's Report:

- Gail confirmed that the Sept / Oct Newsletter has been sent. The next one will be sent in November.

Hardscapes Report:

- Steve reported that the pool canvas awnings installation was delayed due to Irma. This should be done within the next week or so.
- The pool and spa filter and o-rings will be replaced by Pools by Lowell
- Electrical repairs were completed due to hurricane Irma. There are a few more timers and wiring shorts that will be repaired.

- The electrician also installed a new light at the 17th St. Entrance sign. West Bay has also switched bushes to lower bushes so that the sign is more visible.
- Two ARC requests were approved today. One was for a generator and one for an oak replacement.

Management Report-

- Nicole reported from the October Action List.
- Donna noted a high number of homes on the Eastside with moldy roofs.
- Mike explained the no mow zone pond buffer to protect the shoreline. Most owners are following it.
- Nicole will contact the county regarding the sink hole at 1915 85th Ct. NW.
- Nicole will contact West Bay and request that the missed debris piles on the East Side be removed.
- Nicole will contact Jim Wilson and ask him to remove the trash along the Mango Pond.
- Nicole will contact West Bay regarding the microjets damaged near the pool.

Homeowners Comments:

- Louie does not believe that the irrigation repairs are being addressed promptly. Donna noted that the irrigation contact has changed. Another owner had a contrasting comment, that his reported irrigation issue was resolved within hours.
- East side owner complained that West Bay is not trimming on the 6-week schedule.
- The 87th St. on the East side oleanders should be trimmed. Donna spoke with Dennis on this.
- Owner said there is a bougainvillea that was not trimmed as requested back in March and is now damaged by Irma.

Unfinished Business:

- Landscaping
 1. Irma Cleanup-
 - a. West Bay continues to work on damaged tree removal. The county is still removing debris.
 2. East Side-
 - a. The October East Side Landscape Walk was completed on 10/20/17. This report was emailed to East Side owners and posted on the website.
 - b. Palm Trimming- The tall palm trimming has begun. Donna suggested doing a onetime trim of the areca palms with owner permission. Bob would like to get more information prior to planning to have this done.
 - c. Mulch- This will be done soon.
 3. Common Area-
 - a. Palm Trimming- In progress.
 - b. Mulch- This will be done soon. West Bay will send an estimate.
 - c. Perimeter Oleander Replacement- Bob has worked closely with West Bay. On the East Side there were seven homes effected. The witches brew is diseasing the oleanders. Per West Bay for \$648, the oleanders would be removed and new plantings installed. Additional irrigation installation would be needed. The irrigation would be approximately \$50 per address, approximately \$1,000 total for the project. **MOTION** made by Steve, seconded by Mike to approve the oleander estimate as described. MOTION passed unanimously.
 - d. Mango Berm Bamboo and Irrigation- Bob and Mike noted Bamboo that are not doing well. The irrigation is a concern. West Bay bid to install microjets and to replace six bamboo

plants. This project has already been approved. Bob will meet with Dennis and proceed with this project.

- e. Mango Pond- 4,000 new plants have been installed. The plants are guaranteed for 1 year. Bob will contact Aquatic Solutions to look at the plants. There is a concern that the plants may not be doing well. Owner noted that the muddy bankside is still a concern. Owner questioned the pond level.
- f. Trim Traveler Palms near both North Entrance Monuments- Quote was received from Terry's Tree Service for \$1,975. This quote was obtained prior to Irma. Terry's Tree Service will be on site on Wednesday. There may be additional work to be done since the hurricane. MOTION made by Bob, seconded by Mike to approve the trimming of the Traveler Palms not to exceed \$3000. MOTION passed unanimously.
- g. Oak Tree Stability near Playground Area- Bob met with an arborist regarding the oak trees planted near the playground area. The tree's basket was not removed prior to planting. This caused the roots to grow in circles instead of growing out naturally. Terry's Tree Service will be on site on Wednesday to examine the roots. Terry also noted a dead Washingtonian palm near the monument for removal for \$400. MOTION made by Bob, seconded by Mike to approve Terry to remove the Washingtonian for \$400. MOTION passed unanimously.
- Preliminary 2018 Budget Discussion – Special Projects
 - Donna reviewed items for the 2018 operating budget.
 - Mike questioned if a palm trimming would be done twice in 2018. Donna confirmed that there would only be one in 2018.
 - Steve obtained a bid for the asphalt replacement for the pool parking area for \$10,935.
 - Gail questioned the decrease to the line item 7320 Cabana / Pool Area. This was due to the 2017 projects. Special Projects of long duration will not be included in the operating for 2018.
 - The cable decision will affect the budget.
 - The special project summary still needs to be completed.
 - Bob also suggested that operating surplus be voted on by the membership.
 - Mike suggested adding the shed for the chemicals as a project. The estimate was around \$3,000.
 - Donna reviewed the special projects.
- Cable TV – Internet Service Options & Homeowner Survey
 - The survey results were in favor of option A HOA bulk contract – 79 to 8.
 - MOTION made by Gail, seconded by Bob to approve Mike and Donna to negotiate the details with Spectrum. MOTION passed unanimously.
 - Questions have been received by owners. Mike, Donna and Nicole will speak directly with Spectrum on the specifics.

New Business:

- Playground Equipment- Steve obtained three estimates for playground equipment replacement. Steve reviewed the project process, costs and warranties. Based upon the cost, warranty and quality, Steve recommends Kompan. MOTION made by Mike, seconded by Donna to approve Steve working out the details with Kompan, the cost not to exceed \$28,000.00 and report back to the Board. MOTION passed unanimously.
- Vendor Evaluations- Donna has written an evaluation of West Bay. Mike and Bob have provided additional input. Donna and Bob plan to meet directly with West Bay.
- Board Member Election Planning-There are three terms expiring at the end of this year. Mike intends to run again. The annual membership meeting will be held on the forth Monday in January. The first notice will be

sent with 60-day notice. The second notice will be sent 30 days prior to the meeting. Gail will include the first notice information in the next Newsletter.

Next Meeting: Monday, November 27, 2017 at 4pm.

Adjournment: With no further business to discuss, Mike adjourned the meeting at 6:07pm.