

Wisteria Park

Palma Sola Presbyterian Church Fellowship Hall 6510 3rd Ave. W. Bradenton, FL 34209

Friday, September 7, 2018 at 3pm

APPROVED

Call to order: President, Mike Zelle called the meeting to order at 3:02pm.

Determination of Quorum and Proper Meeting Notice: With President; Mike Zelle, Vice President; Ray King, Treasurer; Donna Burbidge, and Secretary; Kemp Pollard via Skype 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.

Announcements:

- Mike noted there was a storm that affected the community yesterday. One owner confirmed roof damage. Owners are encouraged to check their home and property.
- The new pool fence is currently being installed.

Homeowners' Comments:

- Owner suggested that this policy be presented in January when more owners are present. Mike explained it was important to start the process now, so a more detailed proposal and process would be available by Fall.
- Bob Harcourt said that due process is extremely important concerning this issue to ensure a lasting solution.
- Louie Roseman questioned the "charge back" allocation of expenses (cost of \$120 per ES home).

Unfinished Business:

Landscaping - East Side

- *Proposed "Opt Out" Policy and Procedure Information Sharing (No Board Vote) (Note: This discussion does not directly affect West Side homeowners)*
 - The "Opt Out" document was reviewed line by line aloud.
 - Background Information
 - East Side Landscape Services Provided
 - Proposed Policy (Article 13 of the Declaration- Lot Maintenance Services)
 - Proposed Procedure
 - Pros / Cons
 - *Draft* Wisteria Park East Side Landscape Services "Opt Out" Agreement
 - Discussion Comments
 - Owners commented that the number of East Side homeowners that are interested in opting out has not been confirmed.
 - Owner suggested that all the steps in the process be clearly outlined.
 - Owner suggested that the process be outlined prior to a meeting and discussion.
 - Owner believes the process is out of order.
 - Owner believes that the process should be done while more owners are present.
 - Owner asked if the timing is due to the expiration of the current West Bay contract.
 - Donna Burbidge and owners mentioned that owners may not want to "Opt Out" if the service was improved.

- Eastside owners who *Opted Out* would not be subject to the monthly East Side inspections. The HOA compliance drive completed by the management company, would continue.
- Owner recalled there was one West Side home that had landscaping issues due to foreclosure. The HOA Board at the time addressed the problem.
- Owners who “*Opt Out*” would not be included in the current East Side palm trimming, irrigation and mulch services.
- “*Opt Out*” *Snowball effect* is a concern.
- Mike Zelle proposed a new “Committee” be formed to take responsibility for all east side landscaping issues, concerns, complaints, management, tracking, reporting, vendor interface, etc. This Council would consist of eastside residents and at least ONE-Board member. It would handle and resolve all routine landscaping matters and make detailed policy/procedure recommendations to the Board for Board review and vote as required. Kemp Pollard seconded this proposal and stated the Board inappropriately spends too much of its time on East Side landscaping matters at the expense of other business the Board is obligated to address in a fair and balanced manner for all WP residents.
- Mike Zelle will re-draft the “Opt Out” document prior to the next board meeting. In addition, Mike will provide a draft “Opt Out” review process time line for Board review. The time line will likely include an East Side homeowner survey.

Landscape Vendor Research-

- Donna proposed that Brightview, Blooming’s and West Bay be interviewed. Two board members (Ray King and Donna Burbidge) will explore the vendors. Kemp Pollard will ask IDA if they have any additional vendor suggestions since IDA (Irrigation Design Assoc.) designs, installs and maintains many Neal Communities.

Next Meeting Date: Monday, September 24, 2018 at 3pm

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Adjournment: With no further Association business to discuss, Mike Zelle adjourned the meeting at 5pm.

Respectfully submitted by

Nicole Banks/ LCAM

For the Board of Directors for Wisteria Park Homeowner’s Association, Inc.