

Wisteria Park

Board of Directors Meeting
Palma Sola Presbyterian Church
February 4, 2019 at 3pm

APPROVED

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

Determination of Quorum and Proper Meeting Notice: The quorum was established with 5 board members present: Kemp Pollard, Mike Zelle, Maureen Hooper, Ray King, and Randy Miller. Notice was posted in accordance with FL ST 720 and the association's by-laws.

Mike Zelle outlined the process to be reviewed and discussed.

Homeowner Comments:

- Judy Rhoades asked if homeowners (in addition to the Board) receive results of the survey. Survey results will be shared at Board meeting
- Jim Harley asked about the proxy vote at the January 28, 2019 Annual Meeting. The Board confirmed that it was for surplus carryover and unrelated to the Opt Out.
- Judy Dulin asked if the survey would be sent via mail or email. The Board confirmed it would be emailed.
- Judy Dulin is concerned that two weeks for the survey response may not be enough. Board commented a reminder email will be sent 1 week into survey for those who did not respond.
- Judy Dulin asked if there is a percentage of homeowner's criteria set up that would approve or disapprove Opt Out. Mike confirmed that the survey would provide what East Side Homeowners recommend the Board decide.
- Eileen Murawski asked if the Board is required to vote on the Opt Out.
- Ken Larose suggested a re-word for the mention of Opt In which does not apply.
- Steve Mercer suggests that owners may not now have a change in service or assessment, but the future would be unknown. Will change to note for this is for the current WB contract
- Felicia Tencza suggests that the survey form to be returned be a separate attachment from the Opt-Out document.
- Donna Burbidge asked that if the Board decides to allow Opt Out, how long would the decision be valid? It would be valid for this Board.
- Bob Harcourt suggested that perhaps Article 13 be rewritten.
- Rick McKendry confirmed that the Association's attorney said that the Board may vote to allow Opt Out.
- Rick McKendry asked if there would be cost changes to East Side Homeowners from the management company. The Board will do further research.
- Rick McKendry asked if Opt Out was allowed, would another survey be taken annually? Unknown.
- Judy Dulin suggests that the management fee change be added to the potential cons list.
- Louie Roseman suggests that if less people opt in, Sunstate would spend less time on East Side issues.
- Maggie LaFlamme asked if people who opt out, would be able to opt back in?
- Al Draina believes that there may be increased costs if there is an increase in Opt Out. West Bay's contract states that Opt Out lots would reduce the contract proportionally.
- Bob Harcourt stated a possible con that a future landscape contractor may not decrease their fee per lot on Opt Out.

- Rob Rhoades suggested that the potential con of price changes from Management Co. be listed.
- Gail Larose suggested that the word higher be removed from the third bullet on page 6.
- Ken Larose does not believe a pro would be to add two options.
- Norman Abbot asked why the nine homeowners expressed interest in opting out? Is it a fair assumption that these nine homeowners asked to Opt Out because they were unhappy with the current services? Norman Abbot suggested that perhaps there are other reasons such as cost etc.
- Betty Stevens asked if homeowners who Opt Out would need to maintain their Rainbird irrigation box or irrigation system? If the owner later opts back in, would the association be paying additional costs to repair landscaping due to irrigation issues that were not being maintained. Betty suggested that an inspection be completed before allowing Opt In. This would be added as a potential con.
- Bob Harcourt pointed out landscaping maintenance would continue under the violation inspection process.
- Jim Harley stated that realtor's have a list of maintenance free communities. Jim said that the realtor he spoke with would remove Wisteria Park from the list if Opt Out is allowed.
- MaryAnn Grunwald asked if there is a firm number of people currently requesting to Opt Out.
- Judy Dulin said that the \$390 per quarter is a bargain.
- Rob Russell suggested that if you hire an outside landscaper that the costs could be more, to be added under cons.
- Felicia Tencza suggested that if an Opt Out owner, opts back in, that the irrigation system be inspected.
- Felicia Tencza commented that if more homeowners opt out, they may be storing gasoline on their property. Is this addressed in the Association's regulations?
- Bob Harcourt believes that the Opt Out may create a perception of uncertainty and question of program durability.
- Rob Russell suggested adding the words "Opt Out" to Pros, Cons, Potential Cons, Potential Pros.
- Eileen Murawski asked why names are listed in the document. Names will be removed from the final document.
- MaryAnn McKendry does not understand legally how this can take place. Mike directed her to Article 13 of the governing documents and page 5 of the Opt Out Packet.
- Wendy Draina said we can be proud of this process and how people have spoken respectfully and that the landscaping has improved.
- Remove resident's names from all the PRO/CON entries
- Change all "DRAFT" PRO and "DRAFT" CON headings to read "OPT-OUT PRO and OPT-OUT CONS and remove DRAFT words from entire final packet, to be called FINAL Doc Packet.
- Under CONS, add item to state WP's management company's fee assessment per residence MAY increase incrementally to adjust for residents who opt-out of landscaping & associated services provided by the management company. However, the amount is minimal. (How to allocate Sunstate fee for less than 72 homes. It seems Sunstate would have less work to do since opt-out residents would have less reasons to contact Sunstate)
- Under CONS, add new item. Future landscape contracts may not offer a proportional decrease in charges for residents who retain their services.
- Under CONS, add new item. HOA and ESLC must ensure any residents wanting to opt-in again have fully functional irrigation system repaired/replaced at the resident's expense so no such costs are incurred as part of opting back into the landscaping services provided.
- Under PROS, 3rd item, remove the word "higher" quality levels they prefer.
- Email B. Harcourt and ask him to provide the exact words he wants captured under CONS to address his item about "perception potential buyers may have about WP if the landscape services on eastside do not seem to be stable or appear to be changing/not durable.

- Under Estimated Review Process Time Line. Add note to say survey results will be shared via email with all eastside residents as soon as Sunstate has collected them all and polled non-responders as necessary.
- Under SURVEY document, state "Please review the attached final document packet and complete these survey questions.
- Under SURVEY, the note below question 1 must be modified to state future landscaping service costs and associated management company assessments may increase if less than 72 residences remain opted-in.

East Side Landscaping Services "Opt Out" Discussion:

- **Review & edit updated draft "East Side Landscaping Services Opt Out Document Packet"**
 - **Draft Survey-** The survey will be sent to East Side homeowners this week.
 - **Background Information**
 - **Draft Review Process & Time Line**
 - **Draft Policy**
 - **Draft Procedure**
 - **Draft Pros & Cons-** Page 6 will be edited to add potential con of management company allocation of costs.
 - **Draft "Opt Out" Agreement**

Next Meeting: February 25th at 3pm at the Palma Sola Presbyterian Church

Adjournment: With no further business to discuss, Mike Zelle adjourned the meeting at 4:35pm.

Respectfully Submitted,

Nicole Banks, CAM For the Board of Directors