

# Wisteria Park

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

Monday, February 25, 2019 at 3pm

**APPROVED**

**Call to order:** President, Mike Zelle called the meeting to order at 3:00pm.

**Determination of Quorum and Proper Meeting Notice:** With President; Mike Zelle, Vice President; Ray King, Treasurer; Randy Miller, and Secretary; Maureen Hooper, and Director & ARC Chair, Kemp Pollard 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.

## **Minutes:**

- **MOTION** made by Kemp, seconded by Maureen to waive the reading the December 17, 2018, January 28, 2019, February 4, 2019 meeting minutes and approve as presented. MOTION passed unanimously.

## **Presidents Report: Presented by Mike Zelle**

- Mike met with the board presidents of The Loop HOA, Mike Davis and Mango Park HOA, Carl Bretko.
- The Loop HOA is currently working on repairing their community wall. The Loop has a gate, private sidewalks and private roads.
- Mike noted the upcoming board certification class.

## **Vice Presidents Report: Presented by Ray King**

- None.

## **Treasurers Report: Presented by Randy Miller**

- Randy reported from the January 31, 2019 financial statements.
- This is the first month. We are off to a good start.
- A few past legal invoices were received. These invoices were paid in February, but charged under prior year fund balance.
- Full audit is in process for 2018.
- The Spectrum contract was billed over budget. We believe this is a Spectrum billing error.
- Two homeowners are over 90 days past due. MOTION made by Mike, seconded by Ray to turn both accounts over 90 days past due to the attorney for collections.

## **Secretary's Report: Presented by Maureen Hooper**

- A newsletter will be sent out this week.

## **Hardscapes: Presented by Kemp Pollard**

- Two ARC requests were received and approved.
- The pool house door was replaced.

## **Common Area Landscape Committee: Presented by Ray King**

- Pool plantings look good. Ray notes improvement on the turf there.
- Trees along the entrances are doing well.
- Next walkaround will be along 21<sup>st</sup>
- An owner trimmed oleanders and threw the debris over the wall. This is not permitted.
- The turf was not treated, as most is weeds.

### **East Side Landscape Committee: Presented by Maureen Hooper**

- The walkaround was completed.
- Overall looks very good.
- Seed pods on the palms were a concern. The palms are trimmed annually by the HOA.
- 8611 still has diseased to be removed. The property manager confirmed they will be removed. **MOTION** made by Mike, seconded by Randy to approve Sunstate to send a notice to the owner with a firm deadline of two weeks to comply. MOTION passed unanimously.
- Next meeting is March 18<sup>th</sup>.

### **Management Report:**

- Basketball Hoop in driveway violations were discussed. The rule is to put the hoop away when not in use.
- Bird house decoration was discussed and is permitted. No action needed.
- Nicole reviewed the notes from the Commissioner's meeting with Mango Park.
  - 4 way stop at 17th and 75th
  - Lines for Road Sharing on 9th
  - Explanation of Impact Fees and their use

### **Homeowners' Comments:**

- A light at 17<sup>th</sup> St. NW at the entrance is burned out. Kemp will report it to FPL online.
- Eileen Murawski asked which finish of exterior paint should be used? Egg shell vs. semigloss.
- Eileen Murawski reported that a garage door on a home was replaced and is now white. Is this permitted? Kemp noted that there is no basis for an issue.
- Gail Larose noted the beautiful wisteria in bloom. Also, there is a palm tree that is not doing well near the pool room.
- Gail Larose asked if the same violations occur with the same people.
- The guidelines mentioned decorations and limited to temporary basis.
- Louie Roseman thanked the board for the Spectrum Contract negotiations.
- Rob Russell noted a minor turf issue at 8611. Rob also commented on the sidewalk stains.
- The spa control timer dial needs to be repaired.

### **Unfinished Business:**

#### **Landscaping**

#### **East Side "Opt Out" Discussion**

- **Review current "Opt-Out" Survey Status (No BOD Vote)**
  - The survey results were reviewed. Nicole will send the results to the Board of Directors and The East Side Landscape Committee members.

#### **2019 Special Projects Priority Discussion**

- Repairing Street Signs- Kemp and Mike will take the lead on this to obtain a plan and quotes.
- Pump Room Improvements – Kemp has the lead on this project.
- Replace Birds of Paradise at 21<sup>st</sup> Entrance- Ray will take the lead on this to obtain a plan and quotes.
- County Culvert- Deferred.
- Common Irrigation Pipes on 17<sup>th</sup>- Deferred.
- Park Playground landscaping- Deferred.
- Common Entrance turf areas were discussed. Deferred.
- Re-wiring Irrigation Controller- Deferred.

### **New Business:**

- **Design Guideline Update Discussion-** Maureen and Randy will review the current guidelines for suggested updates.

- **Posting HOA Contracts on Website Discussion-** Mike and Nicole will work on this.
- **Upgrade Pool & Spa Timer Proposal-** Kemp presented the proposal from Pools by Lowell in the amount of \$230. **MOTION** made by Kemp, seconded by Maureen to approve Kemp's recommendation as outlined for Pools By Lowell in the amount not to exceed \$500. **MOTION** passed unanimously. The board authorizes Kemp to adjust the setting temperature to 82-84 degrees.
- **Upgrade Pool Pump Room Ventilation & Door Proposal-** Kemp presented the proposal for a small attic fan to vent the pool pump room. **MOTION** made by Kemp, seconded by Randy to approve the proposal as outlined not to exceed \$1,500. **MOTION** passed unanimously.
- **Reduce Pool & Spa and Pool Area Maintenance Discussion-** Kemp presented the proposal on pool annual costs. The pool and spa contract with Pools By Lowell comply with Manatee County regulation. Kemp suggested asking Pools By Lowell to see if they would be interested in taking on additional pool area cleaning services. Mike recommends keeping cleaning services to 3 days per week.

**Next Meeting Date:** Monday, March 25<sup>th</sup>, 2019 at 3pm

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**Adjournment:** With no further Association business to discuss, Mike Zelle adjourned the meeting at 4:51pm.

Respectfully submitted by

Nicole Banks

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