

Wisteria Park

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

Monday, June 24, 2019 at 3pm

APPROVED

Call to order: President Mike Zelle called the meeting to order at 3:16pm.

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

Minutes:

- **MOTION** made by Maureen, seconded by Randy to waive reading the May 20, 2019 meeting minutes and approve as amended. MOTION passed unanimously.

President's Report: Presented by Mike Zelle

- Updated Board Members Roles and Responsibilities Summary document was distributed to the board. The board reviewed the document. This will be posted on the website.
- Maureen reported on recent pool incidents where non-residents have accessed the pool area after hours and left a mess. Maureen believes these non-residents do have keys. Louie reported seeing non-residents at the pool. These non-residents did not have a key.
- Kemp will purchase a skimmer net with a long pole for the pool area. This will be stored in the pool pump room.
- Mike suggested that an article be added to the newsletter regarding the pool incidents. If residents see people misbehaving or not cleaning up at the pool area to report it to the Board and the Board will take further action.
- Louie Roseman suggested having the pool hedges around the outdoor kitchen area trimmed down. Ray will contact Matt of West Bay.

Vice President's Report: Presented by Ray King

- See Landscaping Report.

Treasurer's Report: Presented by Randy Miller

- Randy reported from the May 31, 2019 financial statements, including income, expenses, reserves and accounts receivable.
- Spectrum billing error is fully resolved.
- The 2018 audit was finalized.

Secretary's Report: Presented by Maureen Hooper

- The newsletter was sent out last week.
- Maureen will draft a pool notice to residents.

ARC & Hardscapes: Presented by Kemp Pollard

- **ARC-** 1 request since the last meeting, which was approved.
- **Hardscapes-**
 - Bad fence around 21st Ave. has been repaired by the Handy committee.
 - The pool pump was replaced. It was unclear the age of the pump.
 - Solar heat for the pool was researched. Kemp provided a letter from an expert stating solar panels are not feasible due to inadequate space on the pool house roof.
 - Re-confirmed survey was done along 21st Ave. for common areas.
 - The Health Department inspected the pool today. The inspection went well.

- o The Handy Committee will purchase paper towels for the pool area.
- o The Handy Committee plans to purchase mailbox brackets.

Common Area Landscape: Presented by Ray King

- Green Tops will remove the 25 Traveler Palms along 21st on July 3rd.
- Ray received a quote to remove two reclanada palms behind the walls at 21st. Also discussed removing the reclanada palm by the pool. **MOTION** made by Mike, seconded by Maureen to approve removal of the reclanada palms not to exceed \$4,000. MOTION passed unanimously.

Common Area Irrigation: Presented by Kemp Pollard

- Kemp expressed concern of the \$300 monthly charge for the West Bay irrigation manager to perform a thorough inspection of the common area landscaping irrigation system. Mike will meet with the irrigation manager for July.

East Side Landscaping: Presented by Maureen Hooper

- Walkaround on June 14th was completed. Overall landscaping is looking good.
- Most concerns were related to brown lawn issues. This is due to lack of water.
- The ES wall will be trimmed next week.
- Next Walkaround is July 12th.
- Upcoming Palm Tree Trimming will be scheduled.

Management Report:

- Nicole will complete a compliance drive this month with Mike Zelle.
- Nicole will send the Health Department a current pool key.
- 8508 and 8512 17th Dr. NW – Post Lights are now working.

Homeowners' Comments:

- Trim shady lady branch at 17th Ave entrance.
- Does Sunstate have the capability to run vehicle license plates? Nicole will confirm with the office.
- The area on the east side of 19th Ave across from the pool, looks shabby. Ray will look at area.
- The philodendrons are growing over the sidewalk. West Bay should trim these.

Unfinished Business:

- **Update Residential Community Design Guide (Maureen & Randy)**
 - o Proposed Design Guide revisions were discussed.
 - o Further review to be made with discussion and review at July Board meeting.
- **Property Marker Installation along 21st Ave NEW Status (Kemp & Mike)**
 - o See Hardscapes report.

New Business:

- **Discussion: Speeding motorists on 17th Ave Circle NW**
 - o Discussion noted speeding motorists is a County issued homeowners are recommended to contact the County. It is not an HOA issue.

Next Meeting Date: Monday, July 22, 2019 at 3pm

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Adjournment: With no further Association business to discuss, Mike Zelle adjourned the meeting at 4:53pm.

Respectfully submitted by
Nicole Banks / For the Board of Directors for Wisteria Park