



**WISTERIA PARK HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES**

DATE: Monday, January 24, 2022
TIME: 3:00 PM
PLACE: Zoom

Determination of Chairman of the meeting: The membership unanimously appointed Maureen Hooper to chair the meeting. The meeting was called to order 3:03pm.

Calling of the roll and certifying of proxies: There were 44 members present and by proxy.

Proof of notice of meeting: Meeting notice was provided in accordance with FL ST 720 and the association's governing documents.

Approval of the Previous Minutes / Disposal of any unapproved minutes MOTION made by Maureen, seconded by Ray to approve as presented. MOTION passed unanimously.

**2021 Wisteria Park HOA Year in Review and Accomplishments
Presidents Report:**

Board meetings:

Due to the Covid-19; all HOA Board meetings were conducted by Zoom and will continue Zoom until further notice.

General

Thank you to Nicole Banks and Rochelle Ashley and Sunstate Management for all their guidance, support, and assistance throughout the year. Thank you for your assistance in navigating through the COVID 19 Pandemic for our HOA.

Thank you to Myra Harcourt for updating the Wisteria Park Directory.

Thank you to all the volunteers who help make Wisteria great; the Board members, Ray King, Paul Tobin, Janice Carroll and Lori Crick, East Side Landscaping Committee, The Handyman Committee, and homeowners who assist on varied projects. We need homeowners' involvement to keep Wisteria thriving.

Thank you to Ray King for serving for four years on the Board, your endless work in numerous areas is greatly appreciated. Your commitment to making Wisteria Park a beautiful place to live is recognized in the Community, I am proud to have served on the Board with you.

Thank you to Manatee County for repairing numerous sidewalks raised areas and low areas by driveways and for trimming trees and sidewalk foliage,

Landscape

While Landscaping is always a work in process, this year working with Duval Landscapers had many challenges. Overall, our community continues to thrive and is looking neater and beautiful.

After numerous meetings, walk arounds to address ongoing issues and billing issues, the Board decided to look at alternative Landscape companies for 2022 /2023. The Board met with Brightview, Juniper and West Coast

Landscape and voted in December to give Duval a 30-day notice and signed contracts with Brightview (West Bay) for 22/23.

Duval opted to end the contact at end of December. Please be patient while we transition with Brightview,

Monument / Entrance Update 21st Ave and 17th Ave

- New Lighting was added to the entrances to enhance the appearance.
- All monuments were power washed in December.

Hardscapes:

- Gazebo was power washed and painted.
- Pool house including the roof and sidewalks by pool were power washed.
- Pool Shade Canopies were cleaned – numerous tears were noted, and the canopies will be replaced in 2022 due to they are unrepairable.
- A gate was added to the NE Corner of Wisteria for Landscapers to have access to common area to mow and trim.
- New Pool and Spa signs were added to pool area.

POOL

A contract with Pool by Lowell's continues. A Drain Gate, Missing pool tiles, and minor repairs were made throughout the year.

In 2022 we will be updating our Reserve Study, the last one was completed 5 years ago. This will help guide us on future projects.

Architectural Review Committee ARC

The ARC was presented with 20 requests for the year. The Committee also update the WP Community Design Guidelines in September. This information is available on The HOA website

East Side Landscaping Committee

The Committee continues to meet, there were fewer meetings and Walk arounds due to COVID-19. All reports are on the website. Walk arounds will continue with Brightview Landscaping.

FINANCIAL REPORT: Jan reported from the December 31, 2021, financial statements.

Announcement of the 2022 Board of Directors

Maureen Hooper (2023), Jan Carroll (2024), Lori Crick (2023), Paul Tobin (2024), and Louie Roseman (2024)

Unfinished / New Business

Carryover vote: The membership unanimously voted in favor.

Adjournment: With no further business to discuss, the membership adjourned the meeting at 3:18pm.

**ORGANIZATIONAL BOARD OF DIRECTORS
MINUTES
Monday, January 24, 2022**

Call to Order and Establish a Quorum is present: The meeting was called to order at 3:19pm. A quorum was established with the following members present; Maureen Hooper, Paul Tobin, Louie Roseman, Jan Carroll, and Lori Crick.

Acknowledge Posting of Notice: Notice was provided in accordance with FL ST 720 and the association's documents.

New Business – Establish Officer Positions and Appoint Committees:

The Board discussed the officer positions. Homeowner, Randy Miller volunteered to serve as a non-board member Treasurer. The Board unanimously appointed the following officer positions:

President, Maureen Hooper

Vice President, Lori Crick

Treasurer, Randy Miller – Non-board member

Secretary, Paul Tobin

Director at Large, Louie Roseman and Jan Carroll

Next Meeting Date: TBD

Adjournment: With no further business to discuss, the meeting adjourned at 3:22pm.

****Please note: At the meeting, Randy Miller was appointed as a non-board member Treasurer. Within the following days, board member Jan Carroll agreed to continue as Treasurer. There was no need for a non-board member Treasurer. This was communicated to all and all agreed. No information was sent out prior to any changes. This MOTION was ratified at the May 23rd, 2022, Board meeting.***