

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting
October 24, 2022, 3pm
MINUTES

Call to order: The meeting was called to order at 3pm.

Determination of Quorum and Proper Meeting Notice: A quorum was established with the following board members present; Maureen Hooper, Lori Crick, Louie Roseman, Jan Carroll, and Paul Tobin. Meeting notice was posted in accordance with FL ST 720 and the association's governing documents.

Approval of previous meetings Minutes October 4, 2022, MOTION made by Maureen, seconded by Jan to approve as presented, with one revision: The final decision to pursue tree services will be determined by the 2023 board. MOTION passed unanimously.

Reports of Officers and Committees:

Treasurer: Jan reported from the September 30, 2022, financial statements. Overall, in good shape. There may be an overage in trees expense under East Side Landscaping budget.

ARC: 1 meeting, 2 requests, both approved.

Hardscape: Curry Roofing will inspect, and repair cracked tiles.

Handy Team: Repaired mailbox. Assisted with storm clean up.

Common Area Landscape & Irrigation: Continue to monitor pond 1 with algae. Still need electrician for two streetlights. Manatee has marked sidewalks for repairs.

East Side Landscape: working to schedule walkaround.

Managers Report (Action Items, Violations, etc.)

- Two past due owners are with the attorney for collections.
- Two compliance letter final notices were sent: fruit tree and dirty sidewalk.
- 8803 18th Ave row of shrubs along the sidewalk – is this owner or common? Louie confirmed that there is a 5 ft. common area that is maintained by the owner.

Homeowners Comments

- Randy Miller asked if the 2023 draft budget includes ES palm tree trimming. The final decision will be with the 2023 board to decide. Randy said the five ES Committee Members recommended removing the ES palm tree trimming.
- Randy Miller asked to view the final December 31, 2021, financials. Randy recommended the final financials be posted on the website.
- Randy Miller commented on the financials and mention of "maintenance free". The Board has already revised this for 2023.
- Jan Carroll commented that she feels strongly that a survey should be done regarding ES palm tree trimming.

- Rob Russell commented that the ES Committee makes recommendations, but ultimately the Board votes. Rob commented that a survey was done a couple years ago, and it was in favor of keeping the ES palm tree trimming in the budget.
- Lori Crick stated that bylaw, Art. 13, to remove the palm tree trimming, a 75% vote in favor is required to make a change. This was discussed. Any legal interpretation would require the HOA attorney. This will be charged to the HOA legal account. The legal opinion will outline the Board's next step options.

Unfinished business:

Storm (Hurricane Ian Update): Tree services, pool signs, and awnings tightened. To date, the expenses are \$10k. **NOTE: The awnings were tightened. They are not able to be tightened again. The awnings will need to be cleaned annually (Robert's Awnings).**

Pool and Playground signs update: new signs being ordered. Pool sign arrived; the material of the sign does not match spa. Nicole will follow up.

Mango/Wisteria Property Line Update: Pending scheduling.

Budget 2023: The Board reviewed the draft budget. **MOTION** made by Maureen, seconded by Jan to approve the budget as presented. MOTION passed 4 in favor, 1 opposed.

New Business:

Rollover Funds from Operating to Reserve Budget: **MOTION** made by Maureen, seconded by Lori to approve moving \$50,000 from the rollover funds to the Reserve account. MOTION passed unanimously.

2023 HOA Board – Recruit Board Candidates: Two seats are up for election: Maureen, and Lori – Lori confirmed she intends to re-run. Maureen will not be re-running.

November / December Meeting dates: December 5th, then January 23rd.

Next meeting: Monday, November 28, 2022, at 3pm Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 3:50pm.

Wisteria Park HOA documents are available at: www.wisteriaparkhoa.com