

## WISTERIA PARK HOMEOWNERS ASSOCIATION

### HOA Board Meeting

April 10, 2023, 3pm

### Join Zoom Meeting

### MINUTES

**Call to order:** The meeting was called to order at 3:06pm.

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

**Approval of previous Board meetings Minutes** February 27, 2023, **MOTION** made by Jan, seconded by Dave to approve as presented. MOTION passed unanimously.

### Reports of Officers and Committees:

**Treasurer:** Jan reported from the March 31, 2023, financial statements.

- CPA review for 2022 has been completed.
- Two owners over 90 days past due.

**Secretary:** Paul asked for feedback regarding the newsletter. Sunstate will send Paul the "open" rate to gage interest.

**ARC:** The declarations outline the roof specifications. Roof replacement ARC requests were discussed.

**Hardscape:** Manatee County repaired a storm drain near 21st Ave. Brightview has done lots of trimming along the fence.

**MOTION** made by Louie, seconded by Dave to remove four dying palm trees on common area in the amount of \$1,200 as submitted by Brightview. MOTION passed unanimously.

### Handy Team:

Common Area Landscape & Irrigation:

East Side Landscape: Meeting held on 3/21 and are working with Charlie at BV. The committee is working on establishing trimming standards. The committee is working on updating the April 2022 ES letter and a long-term landscaping plan. This long-term plan may also expand to community wide items. More information to follow.

### Managers Report (Action Items, Violations, etc.)

### Unfinished Business:

Pond #1 – Treated and re-tested by Solitude and being monitored.

Spectrum Contract negotiations- Mike Zelle provided an update. The contract is up for renewal soon. The new contract proposal includes additional channels and increased internet speed. The committee recommends the 3-year plan (proposal B). MOTION made by Jan, seconded by Dave to approve as recommended, Proposal B for 3-year contract. MOTION passed unanimously. Mike will notify Spectrum and Lori will sign the new contract.

Pool Parking Lot Resurface quotes: Anderson Asphalt is the vendor, in the amount of \$1,022.

Pool Concrete Deck Cracks inspection: Dave reached out to Reserve Advisors for vendors. Pending quotes.

Stucco Wall on East Side Cracks Inspection: Paul recently walked the perimeter walls. Paul outlined recommendations for cosmetic repairs. Paul recommends the vendor who restored the monuments to quote the job.

Common area clean-up between Mango and Wisteria quotes: Louie and Dave met with vendors and obtained quotes. MOTION made by Dave, seconded by Jan to approve Mighty Mowers quote in the amount of \$9,000. Dave and Louie will confirm specifications with the vendor. MOTION passed unanimously.

Roof Inspection on the pool house and gazebo: Completed in the amount of \$750.

Trimming of exterior wall (east side) on 17<sup>th</sup> Avenue quote: Completed within Brightview contract.

Trimming and Clean-up outside the wall (southeast corner) quote: Completed by Brightview in the amount of \$2330.

Drainpipe near Wisteria / Mango: Tabled for now. Louie will follow up after storm drains are cleaned out.

**Owner Comments:**

- Felicia Tenzca suggested having the Board meeting minutes and agendas emailed to owners and posted to the website.
- Randy Miller commented on roof colors and community guidelines.
- Jonathan Crick commented on section 9.09 of the declarations regarding tree replacements.
- Rich Wachunis will send Sunstate an email regarding a pond concern.

**New Business:**

Commercial cleaning of rust and black covered curbs (west side and 17<sup>th</sup> Ave): Paul recommends the association clean these areas. The last cleaning was fall of 2020. Sunstate will reach out to Manatee County. TABLED.

Review tree removal rules and regulations: There is a concern that trees were removed, and replacement was not followed per county, state, and HOA rules. Certified arborist is required to confirm the tree being removed is causing damage or poses a danger. Sunstate will meet with Paul and Lori for more information. A legal opinion may be obtained as well.

Irrigation responsibilities homeowners: Reminder that owners are responsible for repairs and watering schedules.

**Unfinished Business:**

ES Palm Tree Trimming: TABLED.

**Next meeting May 22, 2023, at 3pm** Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 4:44pm.

Wisteria Park HOA documents are available at: [www.wisteriaparkhoa.com](http://www.wisteriaparkhoa.com)