

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting MINUTES
June 26, 2023, 3pm
Zoom Meeting

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

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

Approval of previous Board meetings Minutes May 22, 2023, **MOTION** made by Dave, seconded by Jan to approve as presented. MOTION passed unanimously.

Reports of Officers and Committees:

President: No Report. See below.

Vice President: No Report. See below.

Treasurer: Jan reported from the May 31, 2023.

- Jan noted three line items that are overbudget on landscaping, common property maintenance / repair, and reclaimed water. All items seem to be in line.

Secretary: Nicole to send Paul the data on open rate from last newsletter.

ARC: Met today: Met end of May. Approved roof. Approved two requests. Approved color change on 17th Ave Circle NW – the exterior paint is incomplete. Nicole will follow up.

Hardscape: No report.

Handy Team: No report.

Common Area Landscape & Irrigation: Thanks to Ray King for trimming the palm fronds around the pool area. Brightview doing well.

East Side Landscape: Trimming standards are being followed as established.

Managers Report (Action Items, Violations, etc.)

- Working with Board on compliance
- One account past due on Q2. One account with the attorney.

Unfinished Business:

- Pool Parking Lot Resurface: Completed.
- Pool Concrete Deck Cracks inspection/Quote: The Board reviewed two quotes. **MOTION** made by Jan, seconded by Dave to approve URS to fix the cracks and paint the pool deck in the amount of \$5,931. MOTION passed unanimously.
- Stucco Wall on East Side Cracks Inspection/Quote: URS provided a quote in the amount of \$12,700, Superior submitted a quote in the amount of \$23,000. Mighty Mowers will clear vegetation from the wall so that it can be painted. **MOTION** made by Dave, seconded by Lori to approve URS in the amount of \$12,700. MOTION passed unanimously.
- Common area Clean-up between Mango and Wisteria: Completed.

- Survey/Staking of Wisteria Park homeowners and HOA property: Completed.
 - One address, fence encroaching. The owner(s) will be notified.
 - Dave and Louie will work with Brightview to continue to maintain this area.
- East Side Palm Tree Trimming and Questionnaire Results: 59 responded, 33 in favor of keeping ES Palm Tree Trimming. **MOTION** made by Jan, seconded by Louie not to trim the palms on the ES this year. Two in favor, three against. MOTION does not carry. The Board will obtain quotes for ES tree trimming which will be planned for mid-August. **MOTION** made by Lori, seconded by Dave to approve palm tree trimming in the amount of \$38 per tree by Clean Cut (Clean Cut also did the trimming in 2022). Tree count to be confirmed. MOTION passed 3 in favor, 2 opposed.
 - Lori and Dave are in favor of trimming. This is based on the timing being already late in the season and survey results.
 - Jan believes this needs to be done more than once per year and this would get owner participation.
 - Dave confirmed that last year this was not labor intensive for the Board.
 - Lori reminded owners of the Neal and county tree requirements.
 - Lengthy discussion.
- Tree Removal/Replacement: Tree replacement requirements were discussed. Clean Slate letter is planned. This would follow the declarations. **MOTION** made by Dave, seconded by Paul to pursue the clean slate letter. This to be presented at the next board meeting. MOTION passed 4 in favor, 1 opposed.
- Prior HOA Board “Gifting” of land for homeowners’ use and maintenance: June 2018 document was referenced regarding landscaping responsibilities of adjacent areas shifting from HOA to homeowner. See 7.2 of the declarations.
- Board Guidelines Annual Renewal: The Board will review the previous Board’s policies.

Owner Comments:

- Felicia asked for clarification regarding the ES wall work.
- Felicia commented on Brightview’s recent trimming damaging her palm.
- Rob commented on diseased queen palms and replacement plan.
- Randy commented on the ES palm tree trimming. Randy Miller reviewed the previous email sent to the board regarding the tree trimming questionnaire.
- Ken Bray commented on the make-up of the East-side Landscape Committee. Is the committee make-up evenly distributed among those with and without trees. He has no palm trees, but voted in favor of keeping it. It is a way to mitigate storm damage.
- Jan is going to draft a letter to homeowners regarding contacting the Manatee County Sheriff’s Office for pool violators.
- Dave & Louie are looking into pool lock options.

New Business:

- Pool Gate Lock Options & Signage: People have been observed at the pool not following the rules. Enforcement options were discussed. A letter will be sent out to owners encouraging them to call the Sheriff non-urgent number if trespassers are observed.
- Solitude/Pond Treatments Update: Treating for duckweed.
- Long Term Plan Committee Charter: Dave reported on this information. Randy volunteered and prepared a charter that the Board received. MOTION made by Dave, seconded by Jan to approve the charter as submitted. Prior to appointing members, we will verify this is in compliance with the HOA declarations. MOTIONS passed unanimously.

- **MOTION** made by Dave, seconded by Louie to approve irrigaiton filters to be paid from the operating surplus funds. MOTION passed unanimously.

Next meeting July 24, 2023, at 3pm Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 5:18pm.

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