

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting
September 25, 2023, at 3pm

Call to order: The meeting was called to order at 3:04pm.

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

Approval of previous Board meetings Minutes August 28, 2023, **MOTION** made by Louie, seconded by Jan to approve as presented. MOTION passed unanimously.

Reports of Officers and Committees:

Treasurer: The Board reviewed the August 31, 2023, financial statements

Secretary: Newsletter planned for Q4.

ARC: One outstanding request for door color.

Hardscape Common Area Landscape & Irrigation

- Louie is working with Brightview on scheduling an approved irrigation project. Louie is monitoring irrigation and water bills.

Managers Report (Action Items, Violations, etc.)

- Homeowner lamp posts will be inspected for compliance.

Unfinished Business:

Pool Deck Repairs: Underway. Sealant is drying. Project is almost complete. Broken, missing, or loose pool tiles and grout to be replaced. The pool remains closed until completion.

Common area Clean-up between Mango and Wisteria: Drainage ditch will be maintained in accordance with county code.

Tree Removal/Replacement Letter:

- Any requirement for backyard trees in the Declarations.
- Community Guidelines will be revised in accordance with the declarations.
- The Board will send revisions to the letter.

Clean up along 17th Ave inside HOA fence: Underway.

Pool Gate - Lock Options, Signage, Cameras: Pending quotes.

- Discussion on posted cameras at the pool area. The Board will send Sunstate a communication to share with the community via email. Signs will also be posted in the area. Dave will meet with Nicole to discuss specifics.

Monument Letters replacement on 21st: Dave met with AGG Restoration. MOTION made by Louie, seconded by Dave to approve the AGG Restoration quote in the amount of \$3,100. MOTION passed unanimously.

Homeowner Fence on HOA Property: Completed.

Owner Comments:

- Ken Bray commented on 9.03 of the Declaration.

New Business:

Mulch: Brightview will install the mulch. Pending install date.

Power Washing: Confirm scope of work.

2024 Budget: The Board reviewed the draft budget.

Next meeting October 16, 2023, at 3pm Location: ZOOM Meeting

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

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