

Wisteria Park

West Manatee Fire and Rescue District Building Meeting Room
6417 3rd Ave. W. Bradenton, FL 34209
Monday, June 26, 2017 at 4:02pm

APPROVED

Call to order: President, Mike Zelle called the meeting to order at 4:00pm.

Determination of Quorum and Proper Meeting Notice: With President; Mike Zelle, Vice President; Bob Harcourt, Treasurer; Donna and Secretary; Gail Larose present, a quorum was established. Agenda was posted and also emailed to owners in accordance with FL ST 720 and Wisteria Park governing documents.

Approval of the previous meeting minutes: **MOTION** made by Donna, seconded by Bob, to waive the reading of the May 22, 2017 minutes and approve with the noted corrections. MOTION passed unanimously.

Presidents Report:

- Common Grounds- Plantings around the pool are being installed sometime this week.

Vice Presidents Report:

- The Directory Information letter has been mailed to all owners. Management has received many responses. Management is working on updating all the data.
- The Property Transfer Form for new buyers to complete at closing is still being worked on.

Treasurers Report:

- Donna reported from the May 31, 2017 Financial Statements.
- The spending is on track. Some areas are over, while others are under.

East side report-

- Tour of the Eastside Perimeter- Bob sent this report directly to Dennis at West Bay. Only the diseased oleanders should be removed. The Witches Brew was found at three lots. There is also a vine growing on the Eastside wall.
- Eastside Walkaround- Things are looking good. Pruning will begin soon.
- The Board mentioned there may be a labor issue with landscapers. West Bay has not mentioned this. There is a set contract in place so Wisteria Park should not be effected.

Secretary's Report:

- Gail gave the report – The Wisteria Park HOA website is live www.wisteriaparkhoa.com
- Gail reviewed the categories and information available on the website. The website is quite complete and updated.
- The pond rehabilitation letter was sent to owners. We have received positive reports.

Hardscapes Report:

- Pools by Lowell began in June.

- They have already fixed the water levels.
- The pool was also fixed so that the pool lights are no longer on during the day.

Management Report-

- Nicole reported from the June Action List
- Nicole reviewed the compliance list. The compliance templates have been reviewed and approved by the Board.
- Nicole will send the first notice compliance letters.
- Many roofs on the East Side were noted to be dirty. The board discussed sending a reminder to owners regarding dirty roofs and options regarding removing mold on concrete roofs.
- The meeting location building is for sale.

Directors Report:

- Steve will obtain quotes for power washing and painting the pool area.
- Steve will obtain quotes on pavers from the parking lot to the existing sidewalk near the pool area.

Homeowners Comments:

- Nicole will verify owner's email for accuracy.
- There are outlets that are not working in the pool covered area near the sink.
- At the pool area, the faucet on the copper pipe is bent and should be addressed.
- Louie also noted that the pool area recently was not cleaned sufficiently. Mike will contact Jim. He is to be cleaning three times per week.
- The 87th St. main break has been repaired. The curb to the water area (on the pond side) should be filled to correct the wash out.
- At the south side of the landscape island near the 87th and 21st St Entrance, the shrub is overgrown and blocking the pole light.
- West Bay began pruning last Monday. The pruning should be continuing this week. Nicole will contact West Bay regarding – 1719, 1718 and 1722 86th St. which were also missed during the April pruning.
- The owners suggested checking for dirty driveways while looking at roofs.
- The Board confirmed that mulch is planned for the fall. Nicole will contact West Bay regarding blowing the grass clippings away from the beds. Owners are unhappy seeing grass clippings in the mulch.
- Children were observed climbing trees and swimming at the pool unsupervised. Also, adults have been observed in the spa after hours. The police were contacted and they responded. Bob and Mike attended a Crime Prevention class held by Manatee County.
- The hibiscus tree located at 8607 19th Ave NW is still diseased. It has been over 30 days. Nicole will follow up with West Bay. Nicole will ask West Bay about trimming the juniper. Also, West Bay cut the seed pods from the palms under 12 ft. but the seed pods were left on the ground.
- Along 21st St., on the east side, the oleanders were not trimmed at all. Nicole will contact West Bay.
- The Board confirmed that the only permitted fruit trees are the ones installed by Neal.

- The oleanders along 85th Ct. seem to be doing well. The Board confirmed that the oleanders will not be removed unless diseased.
- The owner requests that light pole check be completed on or after midnight.
- Mike and Donna will research details of the cable renewal options. The current contract expires on June 30, 2018. Owner noted that the current package does not allow for duel ring.

Old Business:

- Audit- MOTION made by Bob, seconded by Mike to accept the audit with the noted minor change on page 9, paragraph 3, changing “was” to “has”. MOTION passed unanimously. Nicole will contact CPA and then will post to the website the revised audit.
- Disaster Plan- Nicole will send Mike contact information for Stonegate Bank. Mike will update and then send to Nicole to be posted on the website.
- Reserve Study- MOTION made by Mike, seconded by Donna to accept the Reserve Study as written. This will be used as a guide when budgeting. MOTION passed unanimously. The Reserve Study will be posted on the website.
- Pond Landscaping- Bob has been working on project details and contacting vendors for new pond landscaping and the monthly maintenance contract. Aquatic Solutions seems to be the best choice in regards to the planting, maintenance and reports. West Bay also has recommended Aquatic Solutions. MOTION made by Mike, seconded by Gail to hire Aquatic Solutions for the Mango Pond Landscaping and begin all ponds maintenance contract. Nicole to send required notice to Pond Professionals to terminate the contract. MOTION passed unanimously.
- Pool Area Trespassing Deterrent- Steve has contacted an electrician who has installed light poles to deal with similar situation. The electrician proposed a motion sensor (or timer / photo cell), LED light fixture to be installed directly over the spa. The price is \$2,880.
 - Pool underwater lighting – LED lights in the pool and spa would be much brighter. Pools by Lowell could install LED photo cell lights in the pool and spa for \$1,550.
 - Gazebo Lighting- LED lights (photo cell) lights to be installed, using same wiring and sensor in the amount of \$1,010.
 - Manatee Sheriff county can be scheduled to do patrolling

The Board discussed the pool area trespassing deterrent options. MOTION made by Donna, seconded by Bob to approve the \$2880 for the spa pole light and the \$1010 gazebo lighting. MOTION passed unanimously. This item will be paid from reserve.
- Pool, Playground, Gazebo Area Quotes- Steve obtained three quotes for the paver project. MOTION made by Gail, seconded by Donna to accept the bid from Paver Mac in the amount of \$1742. MOTION passed unanimously.
 - Power Washing- Steve obtained quotes for \$878 for power washing. MOTION made by Donna, seconded by Bob to approve Daystar’s quote as outlined in the amount of \$878. MOTION passed unanimously.
 - Painting- The Board reviewed the quotes obtained by Steve. MOTION made by Donna, seconded by Bob to approve the painting as outlined in the quote by in the amount of \$4,476. MOTION passed unanimously.
 - Pergola Wood Replacement- Mike reviewed the three options that Steve received from vendors.
 - First quote was for \$8000 for replacing wood with higher quality wood.

- Second quote was for \$7000 to replace the wood with an awning with sunbrella fabric. Donna asked how the fabric would hold up in a storm and high winds.
- Third quote was for \$16,000 to replace the wood with aluminum.

New Business:

- Pool Hours and Emergency Signage- The pool signage needs to be updated to display specific pool hours. Pools by Lowell will be contacted to confirm if the current lighting is following state laws after dark. Also, a pool sign should be created with emergency phone number and address.

Next Meeting: Monday, July 24, 2017 at 4pm.

Adjournment: With no further business to discuss, Mike adjourned the meeting at 6:23pm.

Respectfully submitted,

Nicole Banks, CAM

Sunstate Management

For The Board of Directors