

Wisteria Park

West Manatee Fire and Rescue District Building Meeting Room
6417 3rd Ave. W. Bradenton, FL 34209
Tuesday, February 27, 2018 at 3pm

APPROVED

Call to order: President, Mike Zelle called the meeting to order at 3:00pm.

Determination of Quorum and Proper Meeting Notice: With President; Mike Zelle, Vice President; Ray King, Treasurer; Donna Burbidge, Secretary; Kemp Pollard and Director; Steve Moyer present, a quorum was established. Agenda was posted on site and on website and emailed to owners in accordance with FL ST 720 and Wisteria Park governing documents.

Approval of the previous meeting minutes: **MOTION** made by Kemp, seconded by Steve, to waive the reading of the December 18, 2017 and January 22, 2018 Organizational Meeting Minutes as written. MOTION passed unanimously.

Presidents Report:

- Thanked the Green Thumbs Committee
- **The Fining Committee consists of the following members:**
 - **Ronald Catton**
 - **Louis Roseman**
 - **Debbie Weichel**

Treasurers Report:

- Donna reported from the January 30, 2018 financial statements.
- The CPA Auditor reviewed the accounting records from 2017. The CPA reported that there are no changes required **and that the review was** satisfactory
- Nicole will communicate with accounting to add the line item under Equity on the balance sheet to track the East side 2017 surplus.

Eastside Report-

- The February monthly walk around was completed. The report was emailed to Eastside homeowners and is posted on the website.
- For March, an email will be sent to East Side owners in advance of the walk through so that owners are included.
- There is a new contact at West Bay. Dennis is no longer the contact.
- Matt is the new contact matt@wblcompany.com
- April 15th WB will begin mowing weekly.

Irrigation Report:

- Kemp gave the report.
- Kemp have identified the irrigation system and the location of the 29 control valves.
- 11million gallons of water were used last year for the irrigation.
- Kemp believes that the common areas need more attention from West Bay.

The county water is used at the pool house and pools. The bill is approximately \$138 monthly. It is not feasible to install a separate meter to remove the sewer charge from the pool water bill.

ARC Committee:

- Steve advised there were three ARC requests were received since the last meeting- Front yard Oak tree removal, Installation of solar panels and a front door enhancement. All three were approved.

Management Report-

- Nicole reported from the February Action List.
- Meeting room options are needed.
- The current Violation Report was reviewed.
- **MOTION** made by Mike, seconded by Ray to have Sunstate Management make phone calls to owners in past due violations alerting the owner of the issue and obtain a plan of action to avoid Board further action. MOTION passed unanimously.

Homeowners Comments:

- Louie commented that Terry's Tree Service did a very nice, professional job.
- Rich noted that there are homes on the West Side who have weeds. Mike recommended that if Rich knows of a specific address, to complete the violation report form. Rich believes that the spa is leaking. Steve will check the spa.
- Neighbor asked that the Board reviews the basketball hoop violations. It is difficult to move the hoop back and forth.
- Owner suggested that a handyman is hired to fix the light poles for owners. This is not an option for the association.
- The no mow zone is being trimmed once per month. This is not enough.
- HOA cannot ban solar panels.
- The drip line along the wall has been cut. West Bay has been alerted to this. Spectrum voice with long distance is offered for \$19.99 per month.
- East Side home at 8525 17th Ave front lawn is bad. This is the owner's responsibility.
- East Side owner reports that a sprinkler was not working properly, and her lawn looks bad. Dennis switched the zones as a temporary repair.

Unfinished Business:

- Pool, Gazebo, Playground Security- Please notify the police of any suspicious activity. This information is outlined in a newsletter. This information will be re-sent to owners. Mike has requested increased patrol officers on weekends. Two chairs under the gazebo were stolen. Mike recommends replacing the two chairs.
- Cable TV – Internet Service Contract – This is still in process. This is with Spectrum legal department.
- Landscaping-
 - Irma Cleanup
 - Perimeter Fence
 - The three bids were reviewed. **MOTION** made by Mike, seconded by Kemp to approve the fence repair by Gator Fencing for approximately \$3,500. MOTION passed unanimously.
 - East Side
 - Areca Palm and Tall Palm Trimming

- Annual trimming of the tall palms is an extra fee. Areca palms are currently not included in the West Bay contract. The no mow zone is not in the WB contract. Mike suggested that the WB contract be reviewed and updated as needed.
 - Common Area
 - Perimeter Oleander Replacement
 - This is a continuing process as needed.
 - Remove Vines on East Side of East Boundary Wall
 - Mike and Kemp believe this may be damaging the wall. Mike and Kemp will work with West Bay on this.
 - Weeping Willow Trees
 - There are dead weeping willows as reported in December. Owners were notified and objected to removal because these are enjoyed by bird watchers. This area is private property.
 - The Board will obtain recommendations from West Bay.
 - These weeping willows are not diseased but are dead.

New Business:

- Pool Parking Lot Repair-
 - The three bids were reviewed. **MOTION** made by Steve, seconded by Mike to approve the estimate as presented by Folk Asphalt in the amount of \$900. MOTION passed unanimously.
- Pond Planting Proposal-
 - The proposal was reviewed. **MOTION** made by Donna, seconded by Kemp to approve the estimate as presented by Aquatic Systems in the amount of \$3,500 for ponds 2-6. MOTION passed unanimously.
- Oak Tree Replacement – County Requirements vs. WiP Guideline
 - Mike would like a sub-group of the Board to draft updated HOA guidelines. Kemp will draft a proposal.
- Rules & Regulations #20 Bird House / Feeders
 - Mike suggested that this rule be removed. The board discussed this issue. No changes were made.
- Dog Waste Container
 - The board discussed this issue.
- Wisteria Park Facebook Group
 - The Board will not run this social page. MOTION made by Donna, seconded by Kemp to terminate the FB group. MOTION passed unanimously.
- Pool Sidewalk Cleaning
 - Louie has volunteered to put the set and forget on the sidewalks near the pool. Kemp will assist in this project. The board has approved this. MOTION made by Mike, seconded by Donna to approve this project. MOTION passed unanimously.
- Holiday Wreath Storage
 - Kemp will store these.

Next Meeting: HOA Board Meeting on Monday, March 26, 2018 at 3pm.

Adjournment: With no further business to discuss, Mike adjourned the meeting at 6:15pm.