

Wisteria Park

West Manatee Fire and Rescue District Building Meeting Room
6417 3rd Ave. W. Bradenton, FL 34209
Monday, May 21, 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 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 Steve, seconded by Donna to waive the reading and approve the minutes from the April 23, 2018 Minutes as presented. **MOTION** passed unanimously.

President's Report: Presented by Mike Zelle.

- Thanked Rich for suggesting the church as the new meeting venue.
- Thanked Louie for attempting to clean the monument sign with wet and forget.
- Spectrum new contract date is June 1, 2018. Spectrum needed more time to 'go live'. As of June 1, the new contract information should be updated in their system.

Treasurer's Report: Presented by Donna Burbidge.

- Donna reported from the April 30, 2018 financials as presented.
- The operating budget is trending over budget due to the Spectrum Cable Contract delay.
- There is one home over 90 days past due (8856). **MOTION** made by Ray, seconded by Donna to turn over 8856 to the attorney for collections. **MOTION** passed unanimously.
- The Eastside 2017 surplus is tracked and listed on the balance sheet monthly.
- Donna noted that the irrigation water bill has decreased.

Hardscapes Report: Presented by Steve Moyer.

- **ARC-** No requests in the last 30 days.
- **Fence Repair Project** – There was a supplier delay. The wrong size fence was shipped.
- **Styrofoam Top of the Perimeter Wall 1939 85th Ct** – Ray will look at it.

Manager's Report: Presented by Nicole Banks.

- The current compliance report was reviewed.
- Sunstate continues to work with West Bay on the tracking sheet.
- Two Weeping Willow Dead – **See Eastside May Report.** Nicole will call the homeowner and add this to the compliance report.
- Donna stated that there are 3 homes with pinwheels. This must be reported using the form. It cannot be anonymous.
- Nicole will send the current resident directory to the Board.

Homeowners' Comments:

- Rich Wachunis commented that the level of landscape services are much less. Ray and Donna commented on the current basic service contract, the cost and what is included. The contract will be reviewed and possibly revised.

- Eileen Murawski commented on the landscaping being overgrown at turnover. Eileen commented that the dead weeping willow trees need to be replaced. Ray is going to follow up with the county regarding the weeping willows. Eileen asked if the security cameras would require a membership vote.
- Louie Roseman commented that there is cracked Styrofoam at the monument signs at 21st. Steve will follow up with Jim Wilson regarding the street light out on 87th.
- Ken Bray commented that the perimeter drip lines need to be fixed. Ken also commented on the “Opt Out” Homeowner Request. Ken provided background information.
- Rob Russell commented on the irrigation. Many issues were noted on the recent walk around with Matt and Donna. Rob suggested increased irrigation checking. Currently the irrigation system is checked monthly. Clogging sprinkler heads were discussed.

Unfinished Business:

- **Landscaping:**
 - **Eastside-** The May walkaround was completed and the report was sent to the East Side homeowners. Donna does not think that the tall palms needs to be trimmed yet. One Eastside owner had a bad switch that needs to be replaced. The owner is fixing the switch. The owner is unhappy with West Bay’s response time. **Donna will send Nicole the address of the owner with the weeping willow to keep an eye on.** The final results of the survey regarding the tall tree trimming 72% Eastside owners responded and 75% said YES, they want the HOA to be responsible. Donna has three tree companies that she suggested should be interviewed and a vendor selected.
 - **Common Area-** On 21st St. there are 10 Elms that need to be trimmed. Ray obtained a quote from Terry’s Tree Service. **MOTION** made by Steve, seconded by Mike to approve the elm tree trimming in the amount of \$2000. MOTION passed unanimously. There were two stumps removed as included in the common area walkaround. Ray will walk around with Matt of West Bay on Thursday.
 - **Individual Homeowner “Lot Maintenance Services” Opt Out Request-** A request was received from an owner on the Eastside requesting the Board to allow this owner to opt out of landscaping services. The Board confirmed each Eastside homeowner must pay their share of the lot assessment to cover landscaping services (LOTS 70-141, reference Declaration Articles 1, 5.04F and 13). Mike suggested that a board member meet with the homeowner directly to see what (if any) accommodations can be made. Donna offered to meet with the homeowner. Nicole will respond to the homeowner.
 - **Adjacent Areas-** The land 2-3 ft. wide strip along the perimeter fence was discussed. The irrigation drip lines are not working properly. The landscaping is not being properly maintained. The homeowners are unable to control and maintain that area. Mike has drafted a proposed amendment to the 2015 policy. This will be reviewed by the attorney.
 - **Annual Landscaping Services Summary Letters-** Tabled.
- **Pool, Gazebo, Playground Security**
 - **Security Camera Analysis** – Ken Barbalato submitted a detailed report to the Board. Ken gave a summary of the report. Ken contacted security companies regarding camera systems. Ken recommended that the interactive camera system be considered.
 - **Pool Fence, Lighting-** Steve will obtain bids for a 6ft pool fence and increased parking lot lighting.

Street Sign Refurbishment- Steve will obtain quotes to replace street signs attached to existing poles with county compliant reflective green signs.

New Business:

- **Soliciting Issue-** Steve will get bids for “No Soliciting” signs.

Next Meeting Date: June 25, 2018, Palma Sola Presbyterian Church Fellowship Hall, 6510 3rd Ave. W, Bradenton

Adjournment: With no further Association business to discuss, Mike Zelle adjourned the meeting at 4:55pm.

Respectfully submitted by

Nicole Banks/ LCAM

For the Board of Directors for Wisteria Park Homeowner's Association, Inc.