

# Wisteria Park

West Manatee Fire and Rescue District Building Meeting Room  
6417 3<sup>rd</sup> Ave. W. Bradenton, FL 34209  
Monday, July 23<sup>rd</sup>, 2018 at 3pm

**Call to order:** President, Mike Zelle called the meeting to order at 3:05pm.

**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 Mike, seconded by Kemp to waive the reading and approve the minutes from the June 26, 2018 Minutes as presented. MOTION passed unanimously.

**President's Report:** Presented by Mike Zelle.

- Treasurer, Donna Burbidge's husband is not doing well. Our thoughts and prayers are with her during this time.
- Thanked July 4<sup>th</sup> monument volunteers for decorating the monument signs with flags.
- Thanked Louie for his continued effort using the wet and forget to treat common areas for algae.
- Owners will be receiving a letter from Spectrum Cable soon regarding the switch to all digital.
- Spectrum transition information is available on the website [www.wisteriaparkhoa.com](http://www.wisteriaparkhoa.com)
- Pool Security – volunteer list is available for sign up to open and lock the parking lot chain.

**Vice President's Report:** Presented by Ray King

- Many new plantings have been installed, particularly behind the **two** 87<sup>th</sup> St. entrance monuments.
- Tree will be removed at the end of 21<sup>st</sup> Street
- Two dead trees dead on 17<sup>th</sup> will also be removed.
- East Side Palm Trimming will be done at the end of July.

**Treasurer's Report:** Presented by Mike Zelle for Donna Burbidge.

- Mike reported from the June Financial Statements.
- Cable budget is tracking over budget, forecasted approximately \$10,000 by year end. All other accounts are tracking on budget.
- Donna is closely tracking the electric bill and pool heater costs. It appears over budget but may be a timing issue as the heater cost should go down now that it is summer.

**Secretary's Report:** Presented by Kemp Pollard

- Kemp completed the newsletter. Sunstate will send it to all owners by tomorrow.

**Hardscapes Report:** Presented by Steve Moyer.

- The fence repair work is scheduled to be completed this month.
- The pool area fencing is still in the permitting process. Should be about 3 weeks once it is out of the permitting process.
- One New ARC approval since the last meeting.
- Mango Pond- the grate is rusted. Kemp contacted the county and they will replace it.

**Manager's Report:** Presented by Nicole Banks.

- The current compliance report was reviewed.
- The current East Side Tracking sheet as of 7/17 was reviewed.
- Sunstate continues to work with West Bay Eastside work orders.

#### Homeowners' Comments:

- Louie Roseman asked when the trimming along the wall on the far eastside of the community will be done. Only a partial trimming was done. Nicole will follow up with Matt at West Bay.
- Louie Roseman said the irrigation repairs are not being addressed within 3 business days. The response time issue is with West Bay.
- Rich Wachunis- the sidewalk by the pool is cracking and should be addressed. The sidewalk is county property and Steve will contact them.
- Rich Wachunis suggested that the violation report be posted in the newsletter. Mike confirmed that this will not be done.
- Rich Wachunis requested that the shrubs be trimmed around the pool.
- Rich Wachunis said that ~~the new~~ some mature philodendrons plants along ~~the pond~~ 4 look messy. Ray will take a look.
- Rich Wachunis continues to be unhappy with West Bay. Rich has moss on shrubs and a brown spot on his lawn.
- Eileen Murawski is also unhappy with the partial trimming of the vine along the wall. It is uneven. Ray will follow up.
- Eileen Murawski said there was a color-coded map for the landscapers to follow.
- June Bonfiglio would like to opt out of East Side Landscaping services. The board is aware of at least 9 homes on the east side that would like to opt out as well.
- William Ferro submitted photos to the board of his front and back lawns. He wants to opt out.
- Rob Russell noted the tall palms ~~at~~ in the circle at the end of 85<sup>th</sup> NW should be trimmed. This is commons property.

#### Unfinished Business:

- **Landscaping**
  - **East Side**
    - Proposed Structure, Roles & Responsibilities Update to 'East Side Landscape Management Committee'
      - Mike reviewed the governing documents, Article 13 regarding:
        - (a) the extent of HOA responsibility to 'implement' landscaping services for Eastside residences
        - (b) the extent of such services
        - (c) whether the Association is obligated to implement such services as mandatory for all Eastside residences
      - The relevant Article 13 sentence is: "... after the Turnover Date, the Association, shall have the discretion of implementing such services on an optional or mandatory basis for each Lot type for the services elected to be provided..." Mike requested the Boards approval to contact the attorney to clarify if the Association can implement landscaping services for Eastside owners on a "optional" vs. "mandatory" basis. **MOTION** made by Kemp, seconded by Ray to allow Mike to seek legal ~~for~~ clarification of an ~~on the~~ "opt out" option. MOTION passed unanimously. Mike has drafted an "opt out" for the attorney to review. Kemp encouraged east side owners wishing to "opt out" to also express their desires with their neighbors.
- **Palm Trimming**

- This is scheduled for end of July.
- **Common Area**
  - **Palm Trimming-** Scheduled for the end of July.
  - **Landscape Plantings-** Many have been installed.
    - **Irrigation- Common irrigation on certain private lots on ponds 3, 4-** Kemp's proposal is to have the common irrigation pipes/sprinkler heads running across eight (8) owners' lots along the pond bank(s) to be capped off, as this is private property and should not be irrigated with commons water paid for by the Association. Owners would be notified in advance. This legacy irrigation pipe and sprinklers were ~~for~~ installed by the developer in 2004-5 to establish the new pond banks and control erosion and dust during construction. As lots were sold, the developer should have removed this construction irrigation pipe. The owners of these lots have their own in-ground irrigation systems, as required by Wisteria Park's Covenants, article 10.16, covering all of their private property. The Board discussed whether the HOA has any obligation to pay for any modifications/extensions to the affected owner's private irrigation system should it not presently be adequately irrigating the owner's private property. The Board suggested this be addressed case by case. It is hoped nothing more than adjustment of the owner's installed sprinkler coverage should be necessary. MOTION made by Mike, seconded by Steve to proceed with Kemp's proposal but the HOA would be open to assist the owner should modifications of the private system be necessary. MOTION passed unanimously.
    - **Seek Commons Area irrigation design proposals-** The Board has requested this from West Bay since March. The Board is unhappy with the unprofessional proposals received from West Bay on July 17-19. Kemp suggested contacting other irrigation vendors for more professional and detailed design proposals and repair/replacement options which better address ongoing support and modification needs for the existing 29 zone system. **MOTION** made by Kemp, seconded by Mike, allowing Kemp to contact outside vendors to seek quotations and, where deemed feasible and cost effective, permission to spend up to \$5,000. MOTION passed unanimously.
  - **Landscape Vendor Research-** Mike sent the board the RFP grid from 2016. A newer version is being created.

#### **New Business:**

- **Design Guidelines – Update Fence Language-** Kemp presented the proposed new wording. The proposal was read aloud, reviewed and discussed by the board. MOTION made by Mike, seconded by Ray to approve the proposed new wording as presented. MOTION passed unanimously.

**Next Meeting Date:** Monday, August 27, 2018, at 3pm

Palma Sola Presbyterian Church Fellowship Hall, 6510 3rd Ave. W, Bradenton, FL 34209

**Adjournment:** With no further Association business to discuss, Mike Zelle adjourned the meeting at 4:27pm

Respectfully submitted by

Nicole Banks/ LCAM

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