

Wisteria Park

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

Monday, August 27, 2018 at 3pm

APPROVED

Call to order: Vice President, Ray King called the meeting to order at 3:00pm.

Determination of Quorum and Proper Meeting Notice: With President; Mike Zelle via Skype, Vice President; Ray King, Treasurer; Donna Burbidge, and Secretary; Kemp Pollard via Skype 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 Ray, seconded by Donna to waive the reading and approve the minutes from the July 23, 2018 Minutes as presented. **MOTION** passed unanimously.

President's Report: Presented by Mike Zelle.

- Mike thanked Louie and Rich for follow up regarding the pool side incident.
- Ray reported a theft that occurred today near the pool. They stole West Bay equipment.

Treasurer's Report: Presented by Donna Burbidge.

- Donna confirmed that a full audit will be conducted for 2018.
- Donna reported from the July FS. Only budget item that is over is cable. This is due to the new contract delay.
- Ray questioned the account to be used for common area tree trimming for trees other than palms. Nicole will follow up.

Hardscapes Report: Presented by Kemp Pollard.

- The ARC committee has received 2 new ARC requests. The committee will meet in mid-September.
- The new pool fence will be installed soon. It is scheduled for the week after Labor Day. The fence height will be increased to 6ft (from 4ft). The same key will open the lock.

East Side Landscape Report: Presented by Donna Burbidge (see full report online www.wisteriaparkhoa.com)

- The walk through was completed on Friday, August 24.
- Two lawns will be treated for fungus.
- Trimming is needed. Hard cut of oleanders and ficus will be done.
- Mulch is planned for November.
- Areca palms are not included in the contract.
- The live oaks will be lifted.

Manager's Report: Presented by Nicole Banks.

- The current compliance report was reviewed.

Homeowners' Comments:

- Berta questioned the no mow zone along pond #4 behind the west side homes. Ray confirmed the process for reporting a violation. Mike and Nicole will review the status of the no mow request.
- Louie commented that Green Tops did a nice, professional job trimming the tall palms.

Unfinished Business:

Landscaping

East Side

- Donna provided a summary of the current East Side landscaping contract. The fee is \$120 per home.
- *The Proposed "Opt Out" Policy and Procedure discussion was **TABLED**.*
- Ray commented on the improvement he has seen with Matt and West Bay.
- The current West Bay contract will end on December 31, 2018.
- Donna noted that there may be additional costs to the bulk account if owners begin to opt out.

Common Area

Irrigation

- Kemp presented the proposal to cap off the common area irrigation along private lots and allot up to \$250 per lot to assist the homeowner with costs to adjust their private irrigation system. **MOTION** made by Ray, seconded by Donna to approve the irrigation adjustments as outlined and spend up to \$250 per lot. MOTION passed unanimously. (*affecting ONLY lots 70, 71, 72, 73, 83, 27, 28, 29*)

Landscape Vendor Research- The specifications have been updated. Two Board Members plan to contact the three landscaping vendors for bids. Kemp suggested that perhaps there are different vendors for common vs. east side. Kemp also suggested that perhaps the common irrigation be removed from the contract. These details will be reviewed.

New Business:

The 2019 preliminary draft budget will be sent to the board with the September Financials in October.

Next Meeting Date: Friday, September 7, 2018 at 3pm – Special Meeting for Sharing Information and Discussion regarding the "Opt Out" Policy at the 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 4:12pm.

Respectfully submitted by

Nicole Banks/ LCAM

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