

Wisteria Park

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

Monday, November 26, 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 Secretary; Kemp Pollard and Director & ARC Chair, Steve Moyer 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.

Minutes:

- **MOTION** made by Donna, seconded by Kemp to waive the reading the October 22nd, 2018 minutes and approve as presented. MOTION passed unanimously.

Presidents Report: Presented by Mike Zelle

- Otters are in the community.

Vice Presidents Report: Presented by Ray King

- Green Tops started the common areas palm tree trimming. They will return to finish the job.
- The new plantings were installed at the pool area. There will be an additional 9 crotons installed near the fire hydrant.
- West Bay completed the trimming the ditch neighboring Mango Park.

Treasurers Report: Presented by Donna Burbidge

- Donna reported from the October 31, 2018 financial statements.
- There is one account over 90 days past due for tree removal.

Secretary's Report

- Newsletter was published.
- Kemp plans to create another newsletter for December and asked for suggestions or submissions.
The storm water drainage ditch at western end of 21st Ave is on Wisteria Park common property per the Survey drawings where it is noted Manatee County is granted a variable width drainage easement . Accordingly, Kemp met with Public Works, Stormwater Division which agreed ditch maintenance was the County's responsibility and a work order would be scheduled. We await a schedule notice.

Hardscapes: Presented by Steve Moyer

- Four ARC requests were received - 3 were approved and 1 will be re-submitted and reviewed at a later date.
- Manatee Co. Public Works confirmed that they do have a work order request to replace 15 ft. of sidewalk.

East Side Landscape Committee: Presented by Donna Burbidge

- The committee met on November 7th. West Bay upcoming services were discussed. Mulch will be delivered on November 28th. Irrigation checks, pruning and overall quality of work was discussed.
- The landscape inspection was done on November 16th. Dollar weed was noted and is being treated. Two homes have diseased areca palms. Those arecas were removed. Three irrigation timers were replaced. Overall lawns looked good. Lawn fungus was treated, and no active cinch bugs were observed.
- The opt-out survey language and budgeting figures were discussed.
- Next meeting will be December 3rd at 10am at the gazebo.

Management Report:

- 8611 19th NW- the tree has still not been removed. Nicole will follow up with this owner.
- The compliance report was reviewed. Light Posts will be checked again in December.
- 8504-17th Dr. NW still owes \$300 for tree removal. This is now over 90 days past due. Nicole will follow up again.

Homeowners' Comments:

- Louie reported a street light out.
- Steve will follow up on the fence repair.
- Owners thanked the East Side Committee.
- 1719 85th have brown areas in the lawn- Donna confirmed that the fungus was treated, which caused the brown spots, but it should fill in.
- Rob Russell suggested that mailbox posts may need to be repaired / repainted.

Unfinished Business:

2019 Annual Operating Budget & Special Projects

- The draft budget was reviewed. There is no change to the quarterly dues for common property. The eastside proposed budget has a \$22 quarterly increase.
- **MOTION** made by Mike, seconded by Kemp to approve the 2019 draft budget as presented. MOTION passed unanimously.
- 2019 Special Projects list will be created.

Landscaping

- **Landscape Vendor Research-**
 - In response to a meeting with Wisteria Park's Kemp Pollard and Ray King on NOV 1, West Bay provided quotes for the 2019/20 seasons.
 - The adjacent areas next to the perimeter fences/walls are now owner responsibility per the 2018 Amendment to 2015 Policy. Accordingly, for East Side homes, the landscaping budget & cost will be transferred from Common to East Side budget & expenditure.
 - The common area sprinkler system inspections cost increased.
 - There are questions and pricing that need to be clarified by West Bay. **MOTION** made by Mike, seconded by Steve for Mike and Kemp to contact West Bay to finalize the contract. MOTION passed unanimously.
- **East Side "Opt Out" Discussion**
 - "Opt Out" Review Process & Estimated Time Line
 - Review updated draft # 4 "WP East Side Opt Out Background – Policy – Procedure" document (no BoD Vote)
 - This includes the first draft of the survey to East Side homeowners.
 - East side homeowners that opt out would be responsible for their entire irrigation system including all in-ground pipe, valves, sprinklers, wall mounted control unit and wiring.
 - Article 13 addresses only East Side landscaping.
 - Does the West Side have the option to opt in? - Not at this point in time.
 - How often is the east side long eastern perimeter wall area trimmed? - At least once per year.
 - Mike confirmed that the board has followed the attorney's legal opinion
 - Gail Larose thanked the board and complimented West Bay.
 - Owners have hired work outside of the basic WB contracted services.
 - Real Estate value / Marketability challenges were mentioned.
 - Louie suggested that the cost recovery analysis be done.

New Business:

Proposed Garage Sale Rule- Garage sales need to be approved by the Board. Mike has drafted a rule for board review. Mike read the draft rule aloud. **MOTION** made by Steve, seconded by Donna to approve the draft rule as outlined with noted corrections. **MOTION** passed 4 in favor – 1 opposed.

Annual Meeting Planning – Two HOA Board Positions Open- The first notice will be mailed this week. The annual meeting will be held on Monday, January 28, 2019 at 3pm at the Palma Sola Botanical Garden Main Room.

Next Meeting Date: Monday, December 17th, 2018 at 3pm
Palma Sola Presbyterian Church Parlor 6510 3rd Ave. W. Bradenton, FL 34209
(Note: The meeting will be in the Parlor, not the Fellowship Hall)

Adjournment: With no further Association business to discuss, Mike Zelle adjourned the meeting at 5:04pm.

Respectfully submitted by
Nicole Banks
For the Board of Directors for Wisteria Park Homeowner's Association, Inc.