

# Wisteria Park

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

Monday, September 23, 2019 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; Randy Miller (via Skype), Director; Kemp Pollard (via Skype) and Secretary; Maureen Hooper (excused absence) 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.

## **Minutes:**

- **MOTION** made by Randy, seconded by Kemp to waive reading the August 26, 2019 meeting minutes and approve as amended. MOTION passed unanimously.

## **Presidents Report: Presented by Mike Zelle**

- Mike received an email from Mango Park's board president regarding water on 91<sup>st</sup> Street. They realize Wisteria Park is currently in compliance with SWFWMD. Mango Park may be contacting SWFWMD for solutions to their issues. Ray inspected Mango Pond and the drainage ditch between the two properties, and both appear to be in proper order. The drainage ditch is under Manatee County Storm Water Management. There is a county easement here.

## **Treasurer's Report: Presented by Randy Miller**

- Randy reported from the August 31, 2019 financial statements, including income, expenses, reserves and accounts receivable.
- Two owners past due over 90 days were sent final collections notices prior to being turned over to the attorney.
- Randy and Sunstate are working together to create a bank account summary document.
- Nicole will send a list of account #7320 2019 expenses to Board members for review.

## **ARC: Presented by Kemp Pollard**

- We have received one since the last board meeting and it was approved.
- There is one pending request. The committee plans to meet this Friday.

## **Hardscapes: Presented by Ray King and Kemp Pollard**

- Updates were provided regarding berries that were that were dropping on the sidewalks, a major irrigation repair on zone 15 and a damaged mailbox repair.
- Thank you to volunteers for pool area hurricane prep.

## **Common Area Landscape: Presented by Ray King**

- Ray and Matt walked the common area on Thursday. A diseased queen palm at the end of 21<sup>st</sup> needs to be removed.
- An invasive vine identified along 17<sup>th</sup> is growing along the fence and light pole. Carl Bretko, of Mango Park HOA Board, has contacted FPL and the county asking for its removal. West Bay quoted just over \$800 to remove the vine that is on a Verizon easement. **MOTION** made by Mike, seconded by Ray to approve West Bay's quote for removal of the invasive vine in the amount of \$880.62. MOTION passed 3 in favor, 1 against.
- Common area palms are scheduled for trimming this week. This will come well under budget at \$1,645.

## **East Side Landscaping: Presented by Ray King**

- Walkaround was completed 9/20 with issues identified to be addressed.
- Two trees identified by Green Tops during the palm tree trimming as rotting and requiring removal. Sunstate notified both owners.
- Palm tree trimming was over budget and mulch will be reduced to offset the cost.

**Management Report:**

- Nicole will complete an evening compliance drive to check light post lights this month with Mike Zelle.
- Nicole will ask West Bay to please blow off the pool deck area when they are on site on Thursdays.
- Sunstate is preparing the first draft of the 2020 budget.
- 8856 17<sup>th</sup> Ave Circle NW is newly rented. No application is on file. This account is also past due on assessments. Sunstate will follow up.
- Sunstate will update the homeowners' directory and then email to the board and update the website under Board of Directors for future use.

**Homeowners' Comments:**

- Eileen commented that there is a section on the common wall area that has not been trimmed. This is on the East Side report. West Bay will begin trimming the common areas this week.
- Mike confirmed that the board has a can of mailbox paint color.

**Unfinished Business:** None.

**New Business:**

- 2020 Budgeting process is underway. Randy will email the board requesting a special projects list or changes to budget line items.

**Next Meeting Date:** Monday, October 28, 2019 at 3pm

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

**Adjournment:** With no further Association business to discuss, Mike Zelle adjourned the meeting at 4:00pm.

Respectfully submitted by

Nicole Banks / For the Board of Directors for Wisteria Park