

# Wisteria Park

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

Monday, October 28, 2019 at 3pm

**APPROVED**

**Call to order:** President Mike Zelle called the meeting to order at 3:01pm.

**Determination of Quorum and Proper Meeting Notice:** With President; Mike Zelle, Vice President; Ray King, Treasurer; Randy Miller, Director; Kemp Pollard and Secretary; Maureen Hooper 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 Mike, seconded by Randy to waive reading the September 23, 2019 meeting minutes and approve as amended. MOTION passed unanimously.

**Presidents Report: Presented by Mike Zelle**

- Pool trespassing incidents were recently reported. No damage was recorded.
- Mike confirmed that all maintenance / handyman items reported should be sent to Kemp Pollard, Handyman Committee Chair
- There has not been any new information from Mango Park regarding Wisteria Park Pond #1. Wisteria Park remains in compliance with SWFWMD and the County's drainage ditch and storm sewer system between Pond #1 and Mango Park is functioning as designed and the responsibility of the County.

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

- Randy reported from the September 30, 2019 financial statements, including income, expenses, reserves and accounts receivable.
- Per the April Board meeting, Wisteria Park is due a credit for missed mowing. Sunstate is following up.

**Secretary: Presented by Maureen Hooper**

- A newsletter is planned to be sent out in November.

**ARC: Presented by Kemp Pollard**

- Two were received, processed and approved since the last board meeting.

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

- Two mailboxes on 17<sup>th</sup> Ave circle replaced due to vandalism
- Installed a new Photocell at 17th Ave. Entrance controlling WP street lights
- Replaced failed Spot light/motion detector in the Pool Area
- The bulletin board key also opens the towel dispensers and all dispensers now loaded and working
- Detailed 21st Ave Entrance Way Survey that was done this year, will be posted on the website.
- Basic repair of cracked ready-duct floor drain on the pool deck completed using thin set mortar. Drainage continues to be a problem because the two pool house lanai roof pillars were poured on top of the ready duct blocking flow.

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

- Dusty Baker of Out On A Limb Tree Service completed the Tree Trimming.
- 17<sup>th</sup> Ave NW and 5 palms next to LOT 1, 21<sup>st</sup> Ave Palms are being trimmed currently by Perez Vasquez Tree Service. This project should be completed this week.
- Kemp has a walk around with Brett, the irrigation manager tomorrow. He will bring concerns up at that meeting.

### East Side Landscaping: Presented by Maureen Hooper

- Some ficus were treated for white fly.
- Mowing is bi-weekly as of November 1<sup>st</sup>.
- Mulch is scheduled for November 7<sup>th</sup>.
- Weed and Fee will be applied beginning in November.

### Management Report:

- Nicole will complete an evening compliance drive to check light post lights this month with Mike Zelle.
- Nicole will follow up with West Bay regarding the credit due from missed mowing in April.
- Sunstate is preparing the first notice of the Annual Membership Meeting. The Annual Membership Meeting will be held on January 27<sup>th</sup> at 3pm. First Notice of this meeting will be mailed at the end of November.
- 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.

### Homeowners' Comments:

- None.

### Unfinished Business: None.

- 2020 Budget- The board reviewed the Draft 2020 Budget. Overall a decrease in assessments is planned. Savings include, Grounds Contract (no increase in West Bay Contract for 2020), Landscaping Replace/Renewal, Maintenance / Handyman Services, Common Area Mulch (reducing the quantity), Pool Heating and Reserve Funding (still following the Reserve Study). The Board reviewed the operating budget line by line. After receiving Board feedback, Randy created an Expense Explanations spreadsheet.
  - The Board discussed pool heat temperature and voted to set it at 82 degrees for winter months.
  - Rolling \$100k of the \$216k Operating Fund Surplus into the Reserve Fund. **MOTION** made by Mike, seconded by Randy to transfer \$100,000 from Operating Fund Balance COA 3990 to the Reserve Funds COA 3500. **MOTION** passed unanimously.
  - A Reserve Study is planned for 2022.
  - East Side- The operating expenses were discussed.

### New Business:

- The pool deck drain repair was discussed with no decision or recommendations for a better solution at this time.

### Next Meeting Date: Monday, November 25, 2019 at 3pm

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### Adjournment: With no further Association business to discuss, Mike Zelle adjourned the meeting at 4:30pm.

Respectfully submitted by

Nicole Banks / For the Board of Directors for Wisteria Park