

Wisteria Park HOA

Annual Membership Meeting
Palma Sola Botanical Park Meeting Room
January 27, 2020 at 3pm

APPROVED

Call to order: President, Mike Zelle called the meeting to order at 3:00pm.

Determination of Quorum and Proper Meeting Notice: The quorum was established with 62 members present and by proxy. Sunstate Management mailed a first and second notice to all members in accordance with FL ST 720 and the association's by-laws.

Approval of the previous meeting minutes: **MOTION** made by Ken Barbalato, seconded by Jay Blackman, to waive the reading of the January 28, 2019 Annual Membership meeting minutes and approve as written. MOTION passed unanimously.

Presidents Report: Presented by Mike Zelle

- Mike thanked all the Volunteers, Board Members and Committee Members
- Mike reviewed the 2019 Accomplishments. All information below is available at www.wisteriaparkhoa.com
 - East Side "Opt Out" Decision
 - Handyman, Jim Wilson retired. Cleaning By Candi cleans the pool area and restroom
 - Established Volunteer Handyman Committee
 - Crime prevention steps were taken to deter the occasional Trespassers in the pool area. If a resident observes an incident, please contact the non-urgent sheriff's phone number.

East Side Landscaping Committee: Maureen Hooper

- Monthly walkaround inspection with West Bay
- Hired new palm tree trimming vendor
- Monthly meeting held on the third Thursday held at the gazebo

Common Area Landscaping Committee: Ray King (Landscaping) and Kemp Pollard (Irrigation)

- Ray had four diseased palm trees removed
- Had 25 Overgrown Birds of Paradise along 21st
- Weeds removed at the ditch along 21st
- Removed metal grate on drainage ditch
- Removed invasive vine between Wisteria and Mango
- Installed Copper Plant barrier at Playground area
- Conducted an Annual Review with West Bay
- Conducted eight detailed irrigation inspections with West Bay
- Research and adjustments to irrigation watering system

Secretary Report: Maureen Hooper

- Published four issues of the newsletter
- Maureen and Randy updated the Community Guidelines

ARC: 17 Modification Requests processed

Hardscapes Report:

- Modified pool and spa pump run times
- Installed new pool gate locks
- Repaired pool house pump room door
- Pool and Spa timers were upgraded

- Attic fan installed in the pump room
- Installed new exhaust fan in restroom
- Timer switch installed in restrooms
- Timer switch on bubbler for spa was replaced.
- False floor under pool area sink was replaced
- Replaced pool pump
- Repair Spa filter
- Replace flow meter for spa
- Wet and Forget spray on sidewalks and entrance monuments
- Passed the Annual Health Department inspection area of the pool
- Failed spotlight was replaced
- Pool Area drain repaired
- Refurbished the street signs
- Street lighting photocells and landscaping maintenance
- LED bulbs in streetlights

MISC.

- County replaced two sections of bad sidewalks along 17th
- County installed markers along 21st Ave.
- Replaced bad fence along 21st Ave.
- Broken brackets on mailboxes repaired

Treasurers Report: Presented by Randy Miller

- Randy reported from the December 31, 2019 year-end financial statements. The members present were provided a copy of this report and it is available at www.wisteriaparkhoa.com
- A review audit for 2019 will be completed.
- Randy reviewed the approved 2020 budget aloud.
- 2020 project planning will begin at the next Board meeting in February.

ANNOUNCEMENT OF THE 2020 BOARD OF DIRECTORS

- There were three positions available and the association received one board intent form from Ray King. Therefore, the 2020 Board of Directors will be: Ray King (2-year term), Randall Miller (1-year remaining), and Maureen Hooper (1-year remaining) and two vacant board seats.

Homeowners Comments:

- An owner suggested that a swing set be installed at the children's playground area.
- Owners thanked the board and volunteers for their hard work.

New Business:

Carryover Vote- The membership present and by proxy unanimously approved the carryover of the 2019 surplus funds.

Next Meeting: New Board of Directors Organizational Meeting immediately after the AGM and Monday, February 24th, 2020 at 3pm at Palma Sola Presbyterian Church.

Adjournment: MOTION made by Rich Wachunis, seconded by Rob Russell to adjourn the meeting at 3:41pm.

Respectfully Submitted,
Nicole Banks, CAM
Sunstate Management