

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting
Monday, February 28, 2022, 3:00 pm
Location: Zoom

MINUTES

Call to order: The meeting was called to order at 3:01pm.

Determination of Quorum and Proper Meeting Notice: A quorum was established with all five-board member present; Maureen Hooper, Jan Carroll, Louie Roseman, Paul Tobin, and Lori Crick. Notice was posted in accordance with FL ST 720 and the association's governing documents.

Approval of previous meetings Minutes December 13, 2021, and January 2022 Organizational Meeting Minutes: **MOTION** made by Maureen, seconded by Jan to approve both meeting minutes as presented (with a footnote outlining the treasurer update). **MOTION** passed unanimously.

Reports of Officers and Committees:

Treasurer's Report:

- Accounts Receivable Report was reviewed. Late notice statements were mailed to owners.

Updates: (Louie)

- The broken sidewalk at 21st Ave NW & 87th St NW was reported to Manatee County.
 - Brightview corrected the broken irrigation head.
- Trimming shrubs along the sidewalk between the pool and gazebo was completed. More will be trimmed to narrow up the shrubs.
- Oleanders along 87th St NW (NE Corner of the intersection) were cut. The home next to the common area has new owners and they have been cleaning up their yard. The common area should also be cleaned up.
- The large reclinata palm at the SW corner of 19th Ave NW and 86th St NW (near the pool gate) was trimmed and cleaned up with normal weekly maintenance schedule. (Good deal for us)
- Glass beer bottles were at the pool!
 - Need to tell visitors NO glass at the pool
 - Send guests over with old towel to cover the cushion when they grease up with sun block
 - Haul their trash back home, birds, raccoons get into the garbage
 - Reservations – and reminder to haul their trash back home.

ARC: 1 pending request. 5 requests approved. 2 meetings held in 2022. Next meeting TBD.

East Side Landscape: March 11th next walkaround, March 17th next meeting.

Managers Report (Action Items, Violations, etc.) :

- 2021 audit underway
- Januar FS pending
- Late Notices were mailed to past due owners.
- Communicated with County re: Sidewalk stains
- Rental Violation sent to owner listing home as short term rental (HOA DOCS have 6 month minimum and no more than twice per year)

- Reserve Study planned for 2022

Homeowners Comments

- Compliments on how much nicer the community looks. 17th Ave planting is being addressed.
- Update on Treasurer for 2022, listed on minutes was noted.
- Landscapers to edge / discover in ground monument boxes etc. was suggested. This is not included in the contract.
- A long-term landscape plan was recommended.

Unfinished Business:

- Duval Landscaping update – financial: Reviewing all final bills.
- Update on Blue Canopies with Discount Awnings: \$1,400 credit from Sunbrella and reinforce areas. **MOTION** made by Maureen, seconded by Paul to approve \$6,200 for replacement of both awnings. **MOTION** passed unanimously.

Update on Monument, and Pool Deck/Roof Cleaning: Completed.

New Business:

BrightView - work order system is in progress.

Common Area Landscape proposals (Presented by Louie)

- **Hard cut ficus west of 87th St NW along the 21st Ave NW fence** – (\$3,500) **MOTION** made by Maureen, seconded by Lori to approve as presented in the amount of \$3,500. **MOTION** passed unanimously.
- **Brightview proposal for:** (\$2,310) **MOTION** made by Maureen, seconded by Lori to approve as presented (and outlined below) for a total of amount of \$2,310. **MOTION** passed unanimously.
 - a. Removal of 5 Ligustrum near pool, gazebo, and playground.
 - b. remove Ligustrum south end of the 21st Ave NW entrance island.
 - c. remove vines on stucco wall behind 8504 17th DR NW.
 - d. remove bird of paradise by gazebo,
 - e. Mulch and soil to fill in holes.
- A quote for 17th Ave NW entrance island work, but we have asked Matt to modify and simplify the proposal. **MOTION** made by Maureen, seconded by Paul to approve up to \$500. **MOTION** passed unanimously.

Handyman Committee / Liability waiver: Discussion. Sunstate will get the legal opinion.

Paver sidewalk Repair: Pending additional quotes.

Rust Stain on curbs and sidewalks: Under review. County recommended cleaning. Owner will be notified and suggested to re-direct the irrigation that is causing the stains.

Reserve Study: Pending quotes.

Review of Rental Policy: Minimum of 6 months lease term and no more than twice per year. The application is available online. Approval is provided upon completion and compliance.

Next meeting: March 28, 2022, at 3pm

Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 4:03pm.

Wisteria Park HOA documents are available at : www.wisteriaparkhoa.com