

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting
April 22, 2024, 3pm
Zoom Meeting Minutes

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

Determination of Quorum and Proper Meeting Notice: A quorum was established with all five board members present; Dave Hooper, Lori Crick, Maryann King, Ken Barbalato, and Louie Roseman.

Approval of previous Board meetings Minutes March 25, 2024, **MOTION** made by Ken, seconded by Maryann to approve as presented. MOTION passed unanimously.

Reports of Officers and Committees:

President: Dave gave the report

- Thank you to Ron Smith for donating 100 American flags to be displayed around the community for various holidays.
- Thank you to the First Friday Social Committee. No events over the summer.
- Budget Planning for 2024.
- Reviewing Security Viewing Policy

Vice President: Lori Crick gave the report.

- Monthly ponds reports are posted on the website.

Treasurer: Maryann gave the report.

- Confirmed \$100k 5.25% CD
- Sunstate will confirm the accounting review cost for updating the reserve study. **MOTION** made by seconded by to approve not to exceed \$1,200. MOTION passed unanimously.
- March 31, 2024, financial statements are posted on the website.

Secretary: Ken gave the report.

- Ken provided suggested changes to the Board. Ken will share suggestions and formatting samples with Sunstate to confirm what is available. The Board would like Sunstate to send an email asking owners for feedback on the website. Send suggestions to Ken. The client portal will be added to the website by 7/1/24.
- Ken contacted the company who completed the last Reserve Study. Ken is trying to add Landscaping to the Reserves.
- Ken is following up on Landscaping and Ponds information for long term planning. General feedback, landscaping is funded by operating funds. **MOTION** made by Dave seconded by Louie, to approve \$120 for a pond evaluation. MOTION passed unanimously.

ARC: Louie gave the report.

- Two Roof Replacements

Hardscape: Louie gave the report.

- FPL recently trimmed trees.

- Street light to be repaired. It has been secured by the handyman.
- County updated the stop signs to increase visibility.
- County confirmed the GIS mapping is being updated.

Long-Term Plan: Under review.

Pond Management: Lori gave the report.

- Pond No Mow Buffer Zone was discussed. Monthly ponds reports are posted on the website.

Common Area Landscape & Irrigation: Louie gave the report.

- New plants at both entrances are doing well.

East Side Landscape: Dave gave the report.

- Pond levels are low.
- Weeding and fertilizing scheduled for this week.
- Adding trim schedule maps to website.
- Walkaround completed last week.
- Weekly maintenance service schedule began this month.

Managers Report (Action Items, Violations, etc.) : Nicole gave the report.

- Three violations are pending.
- One account is past due with the attorney for collections.

Unfinished Business:

Pool Gate - Lock Options, Signage, Cameras: Underway. Going live soon. Continued communication to all. Key access cards will be issued to all homeowners. This is planned to happen within the next couple of weeks. The Board will set up a couple dates / times when owners can pick up their key cards at the gazebo. Owners will sign off when picking the cards up.

Owner Comments: None.

New Business:

American Pride Quote for Installation of New 20' Light Pole (NW corner of pool) : **MOTION** made by Dave, seconded by Lori to approve. MOTION passed unanimously.

Next meeting May 20, at 3pm Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 3:53pm.

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