

November 15, 2023

The meeting commenced at 6:05 pm with Beth, David O., David C., George, Renee, and Magda in attendance. This represented a quorum.

1. The October 2023 minutes were approved by Dan and seconded by Dave C. with unanimous approval.

2. Officer reports:

A, Renee presented the financials. There is \$10551.57 in the operating account, \$24150.44 in deferred maintenance, and \$3250.28 in delinquencies.

B. Beth reported that the current Waste Management contract is in effect until August 2024 and negotiations are under way to determine our next purveyor.

The road resurfacing will occur in 2024. Dan motioned, Dave. seconded and there was unanimous approval.

The HOA fee for 2024 will be increased to \$395. This will allow for additional revenues to cover such situations as another water pipe issue (last one cost \$22000), resurfacing of the tennis court (bids being accepted), and anticipated additional fees for landscaping.

The owners of 1984 Whispering Way were notified that the deck on the back of their unit was on community common ground and had to be removed. The cost of the removal will be paid by the association. The owners were not pleased with the decision and may explore legal options. This issue will be further discussed at the December HOA meeting.

C. Dave C. researched switching from Sherwin Williams being our paint provider to Valspar. Valspar is very interested in the contract and their prices were considerably less than Sherwin Williams. In addition, they contribute a lot to the community with events such as the Valspar Open golf tournament. They are also rated as the top exterior paint.

Our current towing company is located in St. Petersburg and does periodic monitoring of the community between 1am and 6pm. This is done on a sporadic basis and should be done more frequently. Bradford Towing in Tarpon Springs can provide the same service on a more regular basis. This will be further discussed at the next meeting.

D. Pat King from the landscape committee presented the following:

There are several Azaleas in the community that require replacement.
Hedge maintenance has been somewhat lacking and needs to be addressed.

Red mulch was installed at the community entrance as well as the pool area at a cost of \$700. The use of red mulch is a contractual issue and future mulching will use a different color.

Lawn service by Laurose is provided 38 times a year with weekly leaf blowing.

We will be conversing with Laurose to fine tune our landscaping contract.

E. Managers report

1. Pool service will increase to \$796 from the current \$460 per month. Options will be discussed at a future meeting.
2. Lift station maintenance at \$80 per month was unanimously approved.
3. Financials were emailed on November 9 to all residents.
4. One owner is delinquent 90 days and one is 30 days.
5. Our right of entry contract with Spectrum is in effect until 2029.
6. Tennis court resurfacing is under review by several companies.
7. Millenium Landscaping submitted a proposal to take over landscaping needs. This will be reviewed but the current plan with Laurose seems to be working well. We will speak to Laurose about fine tuning their current contract.

The next HOA meeting will take place on December 20. The annual homeowners meeting will take place on January 17, 2024.

The meeting was adjourned at 7:30 pm