

August 10, 2020 Board Meeting Minutes

Attendees:

Meeting Date: 08/10/2020

Location: 23229 Oak Cluster Drive, Sorrento, FL 32776

Board Member Participants:

Joe Routt – President

Myrtle Webb – Vice President

Karin Pierson – Treasurer

Jeff LaChapelle – Secretary

Opening:

The monthly Board of Directors meeting at The Park at Wolf Branch Oaks, Inc. was called to order at 6:55 p.m. on August 10, 2020 by President Joe Routt. It was noted that the meeting had been posted properly and in a timely manner. Joe also noted that a quorum was established with above board members in attendance.

Approval of Minutes:

The minutes of the previous board meeting dated July 20, 2020 was unanimously approved as distributed with Myrtle motioning to approve and Jeff seconding.

Report Outs:

Treasurer Report

Treasurer reports have been accepted by the Board as submitted by Treasurer Karin Pierson which included the following reports:

Balance Sheet

Profit & Loss

A/R Aging Report

Budget vs. Actual

Karen reported there is one estoppel in process, to be completed on August 11.

ACC Committee

Myrtle reported that there was one request that was approved for a front entrance door replacement and adding tile at the entryway. An additional request is on hold awaiting more information.

Joe sent three non-compliance letters to residents. Two brought their properties into compliance, the third received a second letter.

Landscape Committee

Apopka Tree Service removed large tree limb that fell at the entrance. They also removed a diseased Holly tree. Total for this service was \$1000.00

Fence rail broken from fallen limb was repaired and painted at no charge courtesy of Will Webb.

Water Committee

The problem of a faulty compressor found last month ended up being a dirty sight tube. The problem was repaired. Two chlorine pumps went bad and were also replaced.

Open Issues/ Old Business

Joe drafted a letter requesting all residents ensure compliance with the CC&R's. This letter will be sent to the attorney for final recommendations before being mailed to all residents.

Letter was written and mailed July 29th to residents concerning HOA Annual Meeting and asking for volunteers to be on the Board of Directors and other committees as well. August 17th was given as the deadline in order to get info out to the community for upcoming votes. We will discuss results at the September meeting.

Myrtle spoke with Garry at Bosshardt Property Management to get more information on their services. She is setting up a meeting between them and the HOA Board for August 24th or 26th to discuss concerns the transition to a management company will involve.

New Business

No new business.

Items for Discussion at the Next Meeting

Open issues from above.

Adjournment:

Adjournment of meeting was motioned by Jeff and was seconded by Myrtle. The motion carried and the meeting was adjourned at 9:10 p.m. The next regular meeting will be at 23229 Oak Cluster Dr., Sorrento, FL 32776 on September 14, 2020 at 6:45 p.m.

Minutes submitted by: Jeff LaChapelle - Secretary