

The Park at Wolf Branch Oaks Homeowners Association

Board of Directors Meeting Minutes for November 30, 2023

Reach Church

Call to Order:

At 6:00 PM

By Joseph Routt

Verification of Quorum:

4 of 6 Board Members in attendance.

Joseph Routt, Karin Pierson, Denise Poloniecki, Perry Pierce.

Proof of Notice

Notice provided in accordance with Florida State Statutes.

Approval of Previous Meeting Minutes:

Karin Pierson motioned to approve the previous Board of Directors Meeting minutes from October, 2023, 2nd by Denise. Board members voted unanimous in favor

Financial Reports

1. Karin Pierson advised HOA dues are up to date.

Architect Control Committee (ACC)

1. One ACC request for new roof shingles was received and approved.

2. It was noted that a Violation Letter sent to lot 116 was returned for a bad mailing address. Letter will be resent using the proper mailing address.

Landscape Committee

1. a cul-de-sac located at the dead-end of Oak Prairie Circle had the grass removed and added bark to cost \$640.00. Denise Poloniecki made a motion to accept the bid Karin Second the motion. Motion Passed.

2. Tree maintenance in the park was completed by Apopka Tree Service. One dead tree was removed and another healthy tree was trimmed. Total cost \$2,025.00.

Water Committee

Unfinished Business

1. Non Compliance Committee

Joe reported the Committee now has 3 members. Joe would like 1 more person for the committee.

The 3 current members will be invited to a Board Meeting to meet the Board Of Directors.

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2. Finalize and Approve 2024 Budget.

Joe pointed out to the Board Members that there was a surplus in the 2023 budget and requested it be used to meet end of year LandScape and Water Plant needs.

3. Perry Pierce made a motion to accept and renew the landscape vendor Prestige Pro's contract for the 2024 Budget, Denise Poloniecki second the motion and motion was approved by all Board Members present.

4. Denise Poloniecki made a motion to accept and renew the water plant contract with RCM. Karin Pierson second the motion and was approved by all Members present

New Business

1 Joe requested \$2,500 from the 2023 Water Plant surplus to be used for concrete repairs within the Water plant not to exceed \$2,500. Denise Poloniecki made a motion to approve the request, Karine Pierson second the motion and was approved by all Board members present.

2. After a presentation by Joe regarding the water plant maintenance needs, he requested to use \$50,000, from the Water Plants Reserve's to address the various maintenance items as well as securing much needed storage. Perry Pierce motioned to approve the request and Karin Pierson second. Motion was approved by all Board Members present.

3. Audience Input

None

Next Board Meeting

December 13, 2023 at 6:00 PM

Adjournment:

- Motion to adjourn at 8:15 PM by Denise Poloniecki second by Karin Pierson.

Vote: Unanimous by Members Present