

# The Park at Wolf Branch Oaks Homeowners Association

## Board of Directors Meeting Minutes for February 21, 2024

Reach Church

### **Call to Order:**

At 6:00 PM

By Joseph Routt

### **Verification of Quorum:**

6 of 6 Board Members in attendance.

Joseph Routt, Karin Pierson Telephone, Denise Poloniecki, Gary Carter, Beatriz White, Perry Pierce.

### **Proof of Notice**

Notice provided in accordance with Florida State Statutes.

### **Approval of Previous Meeting Minutes:**

Denise Poloniecki motioned to approve the previous Board of Directors Meeting minutes from January 17th, seconded by Beatriz White. Board members voted unanimous in favor.

### **Financial Reports**

1. Karin Pierson provided financial reports showing all are in order.
2. Karin advised the board that there were still 13 residents that had not paid their yearly dues. All 13 have been mailed late notices. Karin reported that 1 resident out of the 13 that are delinquent, appears to have a bad address. Denise stated the resident lived across the street from her and she would get the proper address.
3. Karin advised that the State of Florida Corporations (yearly Corporation Reporting) has not been done pending any Board changes that need to be updated in the coming month with Board members resigning and new members voted in. Taxes have been processed by our Accountant, sent in and no taxes are due.
4. Karin reminded the Board that there are 2 CDs with the First National Bank of Mount Dora that are due to mature June 2024.

### **Architectural Control Committee (ACC)**

1. Myrtle Webb reported that there had been 6 requests submitted. 2 roof replacements, 1 gutter installment, 1 exterior home painting. 1 resurface of driveway and 1 installation of walkways in pavers. All had been approved by the ACC .
2. Beatriz expressed her interest in becoming a member of the Architectural Control Committee. Gary Carter made a motion to accept Beatriz as a member of the ACC . Denise seconded the motion. Motion carried with unanimous vote by members.

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#### **Landscape Committee**

1. Myrtle Webb reported that Prestige Pro was still working on the trimming of the West side common area fence line.
2. Myrtle Webb advised that the Landscape Committee had selected Yard Stop to be the vendor of choice for the completion of the front entrance landscape. She explained the committee had selected Live Oaks as the primary tree. She also explained they were only going to place three trees on each side. This would allow more room for the new trees to grow. More information on the entrance design will be available to home owners shortly. Beatriz White made a motion to approve the Landscape Committees choices and was seconded by Denise Poloniecki. Motion carried unanimous by board members.

Gary Carter made a motion to ensure the irrigation and low voltage lighting that was removed during the clean up phase is replaced during the new design work. Motion seconded by Beatriz White. Motion carried unanimous by board members.

Denise Poloniecki made a motion to approve \$600.00 to add bubblers to entrance Karin Pierson seconded the motion. Motion carried unanimous by board members.

#### **Water Committee**

1. Joe reported concrete work in the Water Plant has been completed
2. Generator Transfer Switch has been repaired .
3. Cost to take fence down to make room for the new shed will be \$1,500.
4. All work is waiting for service contracts completion.

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**Unfinished Business**

None

**New Business**

Board organization change. Effective April 2024, Board member Karin Pierson resigned as a member of the Board. Gary Carter will take over as the Treasurer. Beatriz White made a motion to Accept the resignation. Denise Poloniecki seconded the motion. Motion carried unanimous by board members present.

**Audience Input**

None

**Next Board Meeting**

March 27 at 6:00 PM

**Adjournment:**

- Motion to adjourn at 8:30 PM by Gary Carter, second by Denise Poloniecki.  
Vote: Unanimous by Members Present