

# The Park at Wolf Branch Oaks Homeowners Association

## Board of Directors Meeting Minutes for July 19, 2023

Reach Church

### **Call to Order:**

at 6:00 PM

by Joseph Routt

### **Verification of Quorum:**

5 of 5 Board Members in attendance.

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

### **Proof of Notice**

Notice provided in accordance with Florida State Statutes.

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

Perry Pierce Motioned to approve the previous Board of Directors Meeting minutes from 06/22/2023 2nd by Karin Pierson. Board members voted unanimous in favor

### **Financial Reports**

1. Karin Pierson advised Lot #94 still has not paid all of their HOA dues. Karin stated she has attempted to contact the owners but they have not responded back. Board instructed Karin to continue billing as usual with late fees and service charges.
2. Karin also advised she had received 2 Water Relief requests from Lot 11 and Lot 92 . Joe made a motion to have Karen forward the request to the Water Committee for approval. Not to exceed \$100.00. Gary seconded motion carried unanimous.

### **Architect Control Committee(ACC)**

1. Michael Poloniecki agreed to fill the role of Chairman of the Architect Control Committee(ACC)
2. Joe Routt agreed to step in as a member of the ACC until a permanent member can be found.

### **Landscape Committee**

1. Myrtle Webb advised Prestige Pro had not conducted the June inspection. Credit was issued to the Association.
2. Myrtle Advised July inspection found 3 burned out light bulbs (\$45.00). Irrigation inspection resulted in two issues. First repair cost was \$106.70. Second repair issue is a problem with a pipe under a rotor. Vendor can not get an accurate cost until work has been completed. Gary Carter made a motion to authorize the repair not to exceed \$325.00. Karin seconded, unanimous approval.
3. Myrtle advised Board Members a single tree in the common ground needed to be trimmed and lifted to allow the mowers to get under the tree for lawn service. Perry Pierce made a motion to approve \$500.00 to be used to trim and lift the tree that is preventing the lawn company from mowing that area. Denise Poloniecki second the motion. motion carried unanimous.
4. Myrtle requested that the B.O.D. approve the one dead oak tree at the entrance to be removed,

Apopka Tree service proposed 750 no grinding

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### Water Committee

Nothing to report

### Unfinished Business

#### **1. Non Compliance Committee**

Sent to attorney, still under review.

#### **2. Usage of Park policy.**

Final copy has been sent to Gary Carter to place the application on the web site

#### **3. Follow up on Insurance Rep/Policies**

Joe Routt advised he was still working on this task

#### **4. Discussion on the condition of trees at the entrance to the Neighborhood.**

After discussion Gary Carter made a motion to cut down one tree that was dead at the cost of \$850.00.

Perry Pierce seconded the motion. Joe Routt and Karin Pierson voted yes, Denise Poloniecki voted no.

A Plan to address other trees as well as other landscaping issues at the entrance will be addressed later this year.

#### **5. Replace/Repair Shed at Water Plant.**

No action taken

#### **6. Revision Article 8 of the CCR**

The Attorney advised that a Resident could have multiple Service Animals.

### New Business

#### **1. ACC Discussion:**

This item was discussed in Agenda Item number 6 above.

#### **2. Kevin Rees email regarding water tariff:**

It was decided to list the fees charged by RCM as a pass through with a 10% admin fee added to any of these services.

#### **3. CD Purchase:**

After Board discussion Karin Pearson was given the task to research the various Banking CD Rates available and report back to the Board with her recommendation for the next Directors meeting.

#### **4. HOA Life**

Gary Carter provided the Board with an update on the setup for the HOA Life program. All residents information has been entered. The next step will be the creation of the of the Violation Letters and the entering of the existing violation data into the new system.

#### **5. Audience Input**

Myrtle Web asked the Board how maintenance of the Association Fence was going to be handled. Gary Carter explained he was taking care of fence issues and would continue doing that as long as he could. For issues

Gary could not fix, he would call on Vendors to handle the problem.

## **The Park at Wolf Branch Oaks Homeowners Association**

### **Board of Directors Meeting Minutes for July 19, 2023**

#### **Next Board Meeting**

August 16, 2023 at 6:00 PM

#### **Adjournment:**

- Motion to adjourn at 8:40 PM by Karin Pierson, 2nd by Denise Poloniecki Vote: Unanimous by Members Present