

# The Park at Wolf Branch Oaks Homeowners Association

## Board of Directors Meeting Minutes for March 27, 2024

Reach Church

### **Call to Order:**

At 6:00 PM

By Joseph Routt

### **Verification of Quorum:**

4 of 6 Board Members in attendance.

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

### **Proof of Notice**

Notice provided in accordance with Florida State Statutes.

### **Approval of February 21, 2024 Meeting Minutes:**

Denise Poloniecki motioned to approve the Board of Directors Meeting minutes from February 21 2024, seconded by Perry Pierce. Board members voted unanimous in favor.

### **Financial Reports**

1. With the absence of Karin Pierson Joseph Routt provided financial reports showing all are in order.
2. Karin's documents showed that all residents have paid their HOA dues for 2024.
3. Gary reported that he and Karin are working together to complete the transition of Karin's duties.

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

1. Joe reported that he and Michael Poloniecki had driven the the neighborhood to check for homes which are out of compliance. 14 homes were identified and will be sent compliance letters.
2. Myrtle Webb reported that 2 new requests had been submitted and will be discussed at the April 7<sup>th</sup> ACC meeting.

### **Landscape Committee**

1. Myrtle Webb reported that Prestige Pro had completed the trimming of the West side common fence line.
2. Myrtle Webb advised that the during the planting of the new trees at the front entrance some of the irrigation system was damaged and had to be repaired at a cost of \$287. The landscape lighting is now being completed, 1 light per tree for a total of 6 lights. Myrtle indicated the Landscape Committee is busy working on additional landscaping to complete the projects. More information will be provided at next meeting.

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#### **Water Committee**

1. Joe provided 2 quotes for work to be completed on the existing shed as well as new storage shed. After discussion Perry Pierce made a motion to accept the bid from Handy Randy for \$5,250.00 pending proof of insurance and not to exceed \$5,250.00. Gary Carter seconded the motion. Board members voted unanimous in favor.
2. A portion of the fence, surrounding the Water Plant will need to be taken down to get the new shed in place. After discussion Perry Pierce made a motion to accept a bid for \$1,500 from The Fence Guy. Gary Carter seconded the motion. Board members voted unanimous in favor.

#### **Unfinished Business**

None

#### **New Business**

1. Gary Carter made a motion to accept Stephanie Miranda as a member of the Board of Directors. Denise Poloniecki seconded the motion which was approved by unanimous consent by the Board Members.
2. Denise Poloniecki made a motion to accept Gabe Miranda as a member of the ACC. Gary Carter seconded the motion which was approved by unanimous consent of the Board.
3. Members of the Board gave unanimous consent to Denise Poloniecki being added as a the 3<sup>rd</sup> signature on the HOA bank accounts.
4. Beatriz White sent a text message to all Board Members advising she was resigning her position as a Member of the Board.

#### **Audience Input**

Mr. Steven Wormser (lot-91) had requested a meeting with the HOA board.  
Mr Wormser failed to attend the meeting.

#### **Next Board Meeting**

April 17 at 6:00 PM

#### **Adjournment:**

- Motion to adjourn at 8:30 PM by Perry Pierce, second by Denise Poloniecki.

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Vote: Unanimous by Members Present.