

MAY 18, 2020 Board Meeting Minutes

Attendees:

Meeting Date: 05/18/2020

Location: 23229 Oak Cluster Drive, Sorrento, FL 32776

Board Member Participants:

Joe Routt – President

Myrtle Webb – Vice President

Karin Pierson – Treasurer

Jeff LaChapelle – Secretary

Scott Baker – ACC Chairperson

Opening:

The monthly Board of Directors meeting at The Park at Wolf Branch Oaks, Inc. was called to order at 6:47 p.m. on May 18, 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 minutes dated April 13, 2020 were unanimously approved as distributed with Myrtle motioning to approve and Joe 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

Karin reported that all HOA assessment dues have been collected.

Lot 92 has paid in full for the damage to the water valve.

We received the taxes back from the accountant. Nothing is owed to the IRS. Fees are \$400 for the service and \$650 for the compilation report.

Kevin Rees is working with RCM Utilities to come up with a solution for water meters that are hard to read.

Quickbooks payment is taken care of for the year.

ACC Committee

Scott Baker informed the Board Members of the approval process for requests from residents.

Sheryl Altemose reset the violations by residents counter to "0" due to it being a new year. Scott is reviewing the covenants to find out if they are in agreement with this theory. He intends to speak with Sheryl to find out if her intentions are to continue to provide service to The Park or not.

He has received a number of complaints for trailers in the community. The CC&R's are not clear on the standards for this. He will be reviewing this with the board and looking for solutions.

Landscape Committee

Palms were trimmed by Apopka Tree Service. The fee was \$1400.

Prestige Pro trimmed the roses in front and mulched around The Park. We will be invoiced \$2080.

Irrigation for April was \$190.93

Tony found a dead tree in The Park that needs to be removed. He is getting estimates for this.

Water Committee

Kevin Rees reported that we will be replacing 8 water meters per the budgeted schedule.

Open Issues/ Old Business

We will visit the water plant during the next meeting to take some measurements for a new utility shed.

New Business

Myrtle will ask Prestige Pro to extend the contract for checking the entrance lighting for another four months. Jeff made a motion to fund the additional time with Karin seconding.

Items for Discussion at the Next Meeting

Open issue from above.

Adjournment:

Adjournment of meeting was motioned by Myrtle and was seconded by Joe. The motion carried and the meeting was adjourned at 8:20 p.m. The next regular meeting will be at 23229 Oak Cluster Dr., Sorrento, FL 32776 on June 22nd, 2020 at 6:45 p.m.

Minutes submitted by: Jeff LaChapelle - Secretary