

## **Feb 06, 2019 Board Meeting Minutes**

### **Attendees:**

Meeting Date: 02/06/2019

Location: 23229 Oak Cluster Drive, Sorrento, FL 32776

Board Member Participants:

Joe Routt – President

Myrtle Webb – Vice President

Karin Pierson – Treasurer

Jeff LaChapelle - Secretary

Jeff Coldren – Director

### **Opening:**

The monthly Board of Directors meeting at The Park at Wolf Branch Oaks, Inc. was called to order at 7:00 p.m. on February 6, 2019 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 January 21, 2019 were unanimously approved as distributed with Joe motioning to approve and Jeff C. seconding.

### **Report Outs:**

#### **Treasurer Report**

Treasurer reports have been accepted by the Board as submitted by Treasurer Karin Pierson which included the following reports for the month ending Dec. 2018:

A/R Aging Summary

Balance Sheet

Check Detail

Deposit Detail

Karin asked for approval to write off the Water Billing A/R's from 2015 – 2018. She reported that \$116.40 from 2018 has been recently collected. This left a remainder of \$602.09 deemed uncollectable due to residents moving from our community and unable to locate. Joe made a motion to write off the balance and Karin seconded it. Steps are now in place using the estoppel with Utility Technicians to collect funds before or at closing.

### **ARC Committee**

Jeff Coldren stated that he found reflective No Soliciting signs (7 x 10) and will purchase them with funds approved at the prior meeting. The signs will be posted where needed.

## **Landscape Committee**

Nothing to report.

## **Water Committee**

Nothing to report.

## **Open Issues/ Old Business**

Joe provided a rough draft copy of the CC&R update letter to be sent to the residents. Becky Long recommended we add bullet points for the two reasons for the letter. Joe will add the bullets and also The Parks email and website. He will also include a brief description of why these changes are necessary. The letter will request replies from residents with a time they are able to meet for signature approval of the changes. The goal is to accomplish this within a four week timeline.

## **New Business**

The property adjacent to the community has installed light which face some of our resident's homes and light up their bedrooms at night. Karin called SECO and was informed they cannot do anything, the lights were privately purchased. Becky Long from Lot 112 was present as she is one of the residents affected by the lights. Joe suggested that Becky call Lake County to find out if a permit is required. If so, is there provisions for the impact to residents, or nuisance and environmental provisions

## **Items for Discussion at the Next Meeting**

None.

## **Adjournment:**

Adjournment of meeting was motioned by Joe and was seconded by Myrtle. The motion carried and the meeting was adjourned at 8:35 p.m. The next regular meeting will be at 23229 Oak Cluster Drive, Sorrento, FL 32776 on February 25, 2019 at 6:45 p.m.

Minutes submitted by: Jeff LaChapelle - Secretary