

Nov 18, 2019 Board Meeting Minutes

Attendees:

Meeting Date: 11/18/2019

Location: 23229 Oak Cluster Drive, Sorrento, FL 32776

Board Member Participants:

Joe Routt – Preident

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 6:47 p.m. on November 18, 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 October 16, 2019 were unanimously approved as distributed with Jeff C. motioning to approve and Jeff L. 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 June 2019:

Balance Sheet

Budget vs. Actual

Profit & Loss Compared to Same Store Prior Year

Former resident Joan Anderson agreed to send a check for her water payment. Karin will inform Joan Anderson that the property is her responsibility until the closing date.

ACC Committee

Jeff C will be doing a drive around with Cheryl on December 19.

Landscape Committee

Nothing to report.

Water Committee

Nothing to report.

Open Issues/ Old Business

We reviewed three estimates for fence repairs and settled on Rembrandt's Fencing, Inc. Jeff C made a motion to approve the funds from 1st National Money Market and Myrtle seconded the motion.

Cars parking in the grass was discussed. One option to remedy is to petition the County Commissioner to put up No Parking signs in the swail areas.

Karin talked to Karen Eckles at Utility Technicians regarding the \$40 charge for water service transfer. The HOA is billed \$30 for this and we agreed it seemed like double billing. Jeff C made a motion to advise Utility Technicians to waive the fee for the resident. It was seconded by Myrtle.

We further reviewed the budget and made adjustments as necessary. Dues will remain the same as the previous year. Myrtle made a motion to finalize the budget and Karin seconded the motion.

New Business

Some residents received a flyer regarding a proposed dog kennel/breeding facility directly across from our community on Orange Avenue. Karin will post on Facebook to try to find the source of the flyer.

Residents Scott and Nancy Baker attended and discussed starting a compliance committee. They had headed it up in their last community and are willing to do it here provided we can find enough members. Joe will ask the lawyer for new board member forms.

The funds in Sea Coast Bank are generating little interest. Jeff L made a motion to purchase a 6 month Certificate of Deposit with 50k for a higher rate of return. It was seconded by Myrtle.

Several entrance lights are out. Jeff C will call Hicks Electric to get a quote for a service contract. Kevin Rees will ask his Electrician Friend to come by and give a quote also.

Items for Discussion at the Next Meeting

New Business items above.

Adjournment:

Adjournment of meeting was motioned by Jeff C and was seconded by Myrtle. The motion carried and the meeting was adjourned at 9:25 p.m. The next regular meeting will be at 23229 Oak Cluster Drive, Sorrento, FL 32776 on December 9, 2019 at 6:45 p.m.

Minutes submitted by: Jeff LaChapelle - Secretary

