

June 10, 2019 Board Meeting Minutes

Attendees:

Meeting Date: 06/10/2019

Location: 23229 Oak Cluster Drive, Sorrento, FL 32776

Board Member Participants:

Joe Routt – President

Myrtle Webb – Vice President

Karin Pierson – Treasurer

Jeff Coldren – Director

Jeff LaChapelle – Not in attendance

Kevin Rees – Water Committee

Opening:

The monthly Board of Directors meeting at The Park at Wolf Branch Oaks, Inc. was called to order at 6:50 p.m. on June 10, 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 April 12th & 29th, 2019 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 for the month ending April/May 2019:

A/R Aging Summary

General Ledger

Balance Sheet

Open Purchase Orders Details

Budget vs. Actual

Profit & Loss Compared to Same Time Last Year

Check Detail

Profit & Loss YTD Comparison

Deposit Detail

Karin reported the HOA dues & past due fees have all been satisfied with no balance remaining owed to HOA. Gary Carter noted in review of the Greenlee, Kurras, Rice, Brown & Garner tax return a difference of our balance of our bank accounts – discussed to other Board members. Current balance in accounts reconciled and noted.

ARC Committee

Jeff Coldren & Cheryl Altemose did a drive through of community. Some residents are about to get third letter regarding violations – Board would like guidance from HOA Lawyers office regarding these issues. Time is being given to resident with recent rains to correct dry yards.

Landscape Committee

Hydrator bags refilled as needed. Myrtle is getting estimates for Tree trimming in park area.

Water Committee

A coupling was replaced at the water plant due to a leak, and we plan to refuel the generator in preparation for hurricane season.

Open Issues/ Old Business

CC & R update – Board members are still trying to get signatures for updates & voting certificates on file from every homeowner. Those lots that are owned by Companies and owners who do not reside in community and renting or leasing out the home were notified by mail. Slow returns are coming in by mail.

New Business

Jeff Coldren & Karin Pierson are seeking estimates for our community lined fence to repair and paint.

Kevin Rees has concerns regarding the change to the CC&R. He feels it isn't clear that a special meeting would need to be called in order to make future changes. There should be adequate notice (at least 30 days), detailing specific changes to be voted on, for homeowners to have time to consider proposed changes.

Items for Discussion at the Next Meeting

Clarification of Kevin Ree's concerns after discussing with our Lawyers.

Adjournment:

Adjournment of meeting was motioned by Myrtle and was seconded by Joe at 8:05pm. The motion carried and the meeting was adjourned at 8:05 p.m. The next regular meeting will be at 23229 Oak Cluster Drive, Sorrento, FL 32776 on July 15, 2019 at 6:45 p.m.

Minutes submitted by: Karin Pierson – (filling in for absent Secretary)