

April 29, 2019 Board Meeting Minutes

Attendees:

Meeting Date: 04/29/2019

Location: 23229 Oak Cluster Drive, Sorrento, FL 32776

Board Member Participants:

Joe Routt – President

Myrtle Webb – Vice President

Karin Pierson – Treasurer

Jeff LaChapelle - Secretary

Opening:

The monthly Board of Directors meeting at The Park at Wolf Branch Oaks, Inc. was called to order at 7:05 p.m. on April 29, 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 March 25, 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 Jan 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 all lots have paid their HOA fees. However, two lots will be incurring more fees May 1st due to nonpayment of late fees.

ARC Committee

Myrtle reported that Debbie Hayden has resigned from her duties on the ARC.

Landscape Committee

Myrtle reported that all authorized work has been completed by Apopka Tree Service. She was able to negotiate a \$200 discount for a package deal, resulting in a total payout of \$3400. Prestige

Pro laid mulch at the front entrance, the cul-de-sacs, and around the gazebo. Total cost for the job was \$1820. A total of \$42 was spent on irrigation repair.

Water Committee

Nothing to report.

Open Issues/ Old Business

Karin gave Joe a credit card application from Mt. Dora Bank.

The letter concerning voting certificates was mailed to all residents. Current status is 4/116 signatures.

New Business

The HOA received a letter from a realtor requesting use of the common areas and to advertise in the newsletter. The Board denied this request as these services are for residents use only. Myrtle will write a denial letter and send it to her.

A dog bite incident occurred on April 25. The owners will be getting a notification reinforcing the animal leash requirement as outline in the CC&R's.

One resident expressed concerns with paying their water bill through current methods. Karin looked into other options to submit payment. At this time there are no feasible options besides what is already available online or US mail.

Items for Discussion at the Next Meeting

Updates on voting certificates/CC&R's.

Adjournment:

Adjournment of meeting was motioned by Myrtle and was seconded by Joe. 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 June 3, 2019 at 6:45 p.m.

Minutes submitted by: Jeff LaChapelle - Secretary