

The Park at Wolf Branch Oaks Homeowners Association

Board of Directors Meeting Minutes for January 17, 2023

Reach Church

Call to Order:

At 6:00 PM

By Joseph Routt

Verification of Quorum:

6 of 6 Board Members in attendance.

Joseph Routt, Karin Pierson, Denise Poloniecki, Gary Carter, Beatriz White, Perry Pierce.

Proof of Notice

Notice provided in accordance with Florida State Statutes.

Approval of Previous Meeting Minutes:

Denise Poloniecki motioned to approve the previous Board of Directors Meeting minutes from December, 2023, seconded by Karin Pierson. Board members voted unanimous in favor.

Financial Reports

1. Karin Pierson provided financial reports showing all are in order.
2. Karin advised the board the Certificate of Deposit held at the First National Bank of Mount Dora will Mature on January 18th. After discussion Gary Carter made a motion to Roll the CD over for another 5 months. Motion was seconded by Beatriz White. Motion was approved by unanimous vote of the Board Members.
3. After further review and discussion of the HOA finances Joe Routt Made a motion to open another Certificate of Deposit for \$50,000 with the Bank of Mount Dora. Beatriz White seconded the motion which was approved by unanimous vote by the Board. With the interest from the original CD, which was rolled over plus the additional \$50,000 The total combined CD value will be \$153,117.40
- 4 Board organization change. Effective April 2024, Board member Karin Pierson is no longer going to be acting as the HOA Treasurer. Gary Carter and Beatriz White will work together to fulfill the Treasurer position.

Architectural Control Committee (ACC)

1. Joe Routt led the Board in a discussion about the lack of participation from homeowners in other HOA Committees. This has led to Committees having members who would have served for several years and may be getting burned out. After further discussion Beatriz White volunteered to utilize her skills and the HOA's Social Media Presence to create a campaign encouraging other homeowners to volunteer and get involved with some of the HOA Committees.

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Architectural Control Committee (ACC) Continued

2. Denise Poloniecki reported that at this time there are various homes with driveways and or mailboxes that are not in compliance with the HOA Bylaws. As a result at the next upcoming ACC inspection homeowners are at risk of receiving violation notifications.

Landscape Committee

1. Myrtle Webb reported the Landscape Committee was in the process of getting quotes for the front entrance. The design will focus on low maintenance plants and trees.
2. Myrtle Webb advised that the common grounds that are on the west side of the property needs to be trimmed and cleaned up. After discussion Gary Carter made a motion to allow up to \$2,400 to be used for the clean up and trimming of the north side common grounds. Motion was seconded by Karin Pierson. Approved by unanimous vote from the Board.

Water Committee

1. Joe reported concrete work in the Water Plant has been completed
2. Prefab unit is on schedule to be delivered 1st of March
- 3 Generator Repair

After discussion Denise Poloniecki made a motion to approve payment, not to exceed \$5,500 for the repair of the Water Plant Generator. Motion seconded by Gary Carter. Approved by unanimous vote from the Board.

4. Generator Maintenance Agreement

After discussion Perry Pierce made a motion to accept the maintenance agreement from TAW, not to exceed \$5,519.73. Motion seconded by Denise Poloniecki

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Unfinished Business

None

New Business

Nothing to report

Audience Input

None

Next Board Meeting

Feb 21st at 6:00 PM

Adjournment:

- Motion to adjourn at 8:30 PM by Beatriz White, second by Gary Carter. Vote: Unanimous by Members Present