

The Park at Wolf Branch Oaks Homeowners Association

Meeting Minutes

Reach Church March/15/2023

Call to Order:

- at 6:00PM
- by Joseph Routt

Verification of Quorum:

- 4 of 4 Board Members in attendance.
- Joseph Routt, Karin Pierson, Perry Pierce, Gary Carter

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 1/18/2023 as Submitted. • By: Karin Pierson
- 2nd by: Perry Pierce
- Vote: Unanimous by Members Present

Reports 6.1 Financial Report

● **Discussion: Financial Report**

Specialty did not supply current financial reports for this meeting, December was the last financial report. Missing January.

Residents stopped payment to the RCM January bill. Karin to get with RCM.

2 checks were sent to Karin for HOA Dues - Karin deposited and sent the confirmation to Specialty.

Taxes need to be done.

6.2 Architect Control Committee

● **Discussion: Architect Control Committee**

2 Roofs Approved.

2 Fences Approved.

1 Pool Installation Approved.

The ACC committee would like approval from the Board to send out a Spring Letter.

-Violation Report to be sent to Board-

6.3 Landscape Committee

● **Discussion: Landscape Committee**

2 \$30 bulbs were replaced during this month's inspection.

Gazebo lighting has been restored.

Irrigation inspection done - no repairs needed.

6.4 Water Committee

● **Discussion: Water Committee**

No water meeting has been scheduled.

6.5 Management Company

- **Discussion: Management Company**

Some discussion on the notice given to Park at Wolf Branch.

7. Unfinished Business 7.1 Water Plant Shed

- **Discussion: Water Plant Shed**

The Water Committee is still working on estimates.

7.2 The Non Compliance Committee

- **Discussion: The Non Compliance Committee**

The letter explaining The Non Compliance Committee and seeking volunteers have been mailed to the community.

7.3 Needed Policy on Usage of the Park

- **Discussion: Needed Policy on Usage of the Park**

Board reviews draft - plan to finalize at the next board meeting.

7.4 Follow Up on Insurance Rep/Policies

- **Discussion: Follow Up on Insurance Rep/Policies**

Joe has all the information and is still sorting through policies. Has a list of questions for carriers.

7.5 Repair of Front Entrance Lights

-

Motion: Repair of Front Entrance Lights

Repair was completed. Invoice total was \$800.00 Motion to allocate additional funds. Approved. Sign lights are on at all hours. Gary and Joe to follow up. • By: Gary Carter

- 2nd by: Perry Pierce

- Vote: Unanimous by Members Present

8. New Business 8.1 Management Transition Plan 3-31-23

-

Motion: Management Transition Plan 3-31-23

Board will wait to hear back from Specialty Management. Once received an answer, the board will move forward with self managing.

Motion- if not continuing with the Specialty Management Board will move forward with spending funds on Quick books/Gmail.

- By: Karin Pierson

- 2nd by: Perry Pierce

- Vote: Unanimous by Members Present

9. Next Board Meeting

- **Discussion: Next Board Meeting**

3-15-2023

10. Open Forum to any Current Residents

- **Discussion: Open Forum to any Current Residents** non residents present with questions.

Adjournment:

- Motion to adjourn at 8:30PM by Gary Carter • 2nd by Perry Pierce • Vote: Unanimous by Members Present