

Phoebe Park Association

October 14, 2020

Phoebe Park Pool

Call to order: The meeting was called to order at 6:30PM by President, Ellen Chambliss. Board Members present were Ellen Chambliss, Susan Melita, Todd Ziegler, Gregg Wyckoff, Rocky DeSanto and Vanguard Manager, Bonita Vandal.

Confirmation that the meeting was posted: Ms. Chambliss reported that the notice of the meeting was posted online, and on the information board.

Approval of minutes: A motion was made by Mr. Wyckoff to approve the revised minutes from June 18, 2020 and seconded by Mr. Zeigler. The motion passed.

President's Report:

The sidewalk repair project and the street overlay project have been completed. Mrs. Chambliss will be working with our management company to update our Phoebe Park Directory. Due to Corvid restrictions, Holiday Celebrations for the remainder of 2020 have been cancelled. Ms. Melita and volunteers will distribute candy for Halloween. Committee reports: Patti Vincenzin has volunteered to be on the fining committee. The Ambassador position is still available. For the upcoming March elections, two current board members will resign their positions. Ross Lowry volunteered to chair the nominating committee. Ross Lowry has also volunteered to walk the property with Jonathan, the Vanguard property inspector, this month to assist in identifying violations.

Outstanding Proposals:

#300895 Motion was made by Mr. Wyckoff and seconded by Ms. Melita to approve the drain Install proposal. Motion passed.

#300897 Proposal to clean and install plants was tabled.

#300899 Proposal to fill gaps along sidewalks with topsoil was denied.

#300991 Motion was made by Mr. Wyckoff and seconded by Mr. DeSanto to approve the repair of an irrigation break. Motion passed.

#301004 Proposal for irrigation repair was tabled for further clarification.

#300292 Proposal for driveway median plantings was tabled until 2021.

#300457 Proposal for driveway median covered proposal was tabled until 2021.

A motion was made by Ms. Melita and seconded by Mr. Ziegler to approve all proposals approved over the last two months, excluding the gate loop proposal, since that work is not necessary. The motion passed.

Manager's Report: Miss Vandal

Anyone needing a wind mitigation certificate for insurance purposes, send an email to Miss Vandal.

Capital Land assigned Juan Nova as the new project supervisor.

The property inspector for Phoebe Park is Jonathan Mendoza.

Treasurer's Report: Mr. Ziegler announced that the September Operating balance is \$26,448,95 and the Reserve balance is \$366,848,32

Mr. Ziegler presented 3 possible Proposed Budgets for 1/01/2021-12/31/2021.

After a lengthy discussion, a motion was made by Mr. Wyckoff to raise the current monthly assessment from \$235.00 to \$240.00. Mr. DeSanto seconded the motion and it passed unanimously.

The meeting was adjourned at 7:53PM.

Respectfully submitted by,

Susan Melita

Susan Melita, secretary