

Phoebe Park Association

Thursday, May 7, 2020

Virtual Meeting

Call to order: The meeting was called to order at 10:00AM by President, Ellen Chambliss. Board Members present were Ellen Chambliss, Susan Melita, Todd Ziegler, Gregg Wyckoff, and Rocky DeSanto. Also present was Vanguard Manager, Bonita Vandall.

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

President's Report: Ms. Chambliss reported the following:

Entrance Signs – The signs, that were vandalized, were taken down and are being cleaned by Fishhawk CDD.

Seeds of Hope: Next week's menu item will be pasta and pasta sauce.

Bulletin Board Light: The spotlight illuminating the exit bulletin board was replaced.

Mailboxes – Ms. Chambliss noted that many of the mailboxes need fresh paint.

Painters' Luncheon – Ms. Chambliss thanked both the painting committee for doing an excellent job, and to the volunteers that help set up for the luncheon.

Storm Door Colors: The paint for the red storm doors has changed to Cinnamon Toast.

The green doors will remain Forest Green. Check the HOA website for color numbers.

Future Meetings: Because of the current virus restrictions, future meetings will be scheduled as needed.

Management Report was provided to the board by Ms. Vandall.

New Vanguard app - To make navigation of the Vanguard HOA website easier, management will offer an app for your phone. Vanguard would like to send a postcard to each of our residents. A motion was made by Mr. Wyckoff to approve the mailing of the postcards and was seconded by Mr. DeSanto. The motion passed unanimously.

Financial – Ms. Vandall sent each board member the March financials.

Wind Mitigation – If any residents need a wind mitigation report for insurance purposes, please send Ms. Vandall a request.

Reserve Study – The study was completed by Reserve Advisors and forwarded to the board.

Treasurer's Report - Overview of Financials topics during the 5-7-20 PhoebePark HOA virtual meeting.

Reviewed month to date operating budget thru March 2020 total reserve including an \$8,606 surplus from 2018-2019 is \$478,512 and in great shape. Operating budget currently \$6,415. Ageing report totals are \$3,563 being drive by a homeowner currently in collections for \$2,357. The balance was due to timing and no other homeowners were late.

Received the revised 2020 Reserve study. It appears that some of the future repairs and replace dates are incorrect. Roofs that were replaced in 2018 on the new schedule, should be replaced in 13 years, although we have a twenty-year warranty. The painting dollars posted in the new reserve are \$136,200 when it totaled \$157,971 or \$28,528 better than planned reserve monies.

Committee Reports: The ARC committee currently has one request. The Painting committee submitted a report to the board members. There were no other committee reports.

Old Business:

Sidewalk Repairs: The board continues to gather bids for sidewalk repairs. To date we have only one incomplete bid.

Road Overlay bids: We have received one proposal for \$53,000. Ms. Vandall will provide names of other companies that do pavement overlay.

New Business:

Pool - The board was advised by our attorney not to open the pool at this time. We are awaiting clear guidelines to make our pool, restrooms, and our furniture safe for our residents. We will wait for the guidelines to be provided by FishHawk CCD.

March minutes – A motion was made by Mr. Wyckoff and seconded by Mr. Ziegler to accept the March 11th minutes. The motion passed unanimously.

Rules and Regulations – A motion was made by Ms. Melita and seconded by Mr. Wyckoff to accept the changes made to the Rules and Regulations. The motion passed unanimously.

Landscape Guidelines – A motion was made by Ms. Melita and seconded by Mr. Wyckoff to accept the revised guidelines for the villas' landscaping. The motion passed unanimously.

Crepe Myrtles - Residents requested that the crepe myrtles need to be trimmed yearly by the Capital Landscape Company. Ms. Vandall will speak with the Juan, the current property manager.

Driveway River Rocks – The river rocks between the two villa driveways are spilling over. Ms. Vandall will speak with Capital management to ask their advice on the best solution to this on- going problem.

Adjourned – A motion was made by Ms. Melita and seconded by Mr. Desanto to adjourn the meeting. The motion passed and the meeting was adjourned at 11:25AM.

Respectfully submitted by,

Susan Melita - Secretary

