

# Phoebe Park Association

## Board of Directors' Budget Meeting

### 6:32pm at Osprey Club

### October 13, 2021

**Call to order:** The meeting was called to order at 6:32 PM by Property Manager, Bonita Vandall. Board members present were Rocky DeSanto, Susan Melita, Todd Ziegler and Bill Simone.

**Capital Land Management:** Mr. Scott Green and Ms. Linda Holt shared the status of landscape work recently provided by Capital. Sod was installed this week and will be completed next week. Crepe myrtles will be soft trimmed off the villa's roof line.

Approval of minutes: A motion was made by Ms. Melita and seconded by Mr. DeSanto to approve the August 11, 2021 minutes. The motion passed unanimously.

**Treasurer's Report:** Mr. Ziegler indicated that the board needs to approve Capital's work orders for sod replacement. Ms. Melita made a motion to approve work orders #471 and #908. It was seconded by Mr. Ziegler and passed unanimously.

Mr. Ziegler provided a summary of the financial position of the community. The reserve is on target at \$448,812.

The 2022 budget proposals were presented by Mr. Ziegler. One budget proposal reflected no increase, but limited money budgeted for landscaping. The second proposal increased our current budget of \$240.00 to \$245.00 for the monthly maintenance. After a comprehensive discussion, a motion was made by Mr. DeSanto and seconded by Ms. Melita to approve the \$ 245.00 monthly maintenance budget. It passed unanimously.

Mr. Ziegler indicated that there are funds available to replace our pool furniture this year. Bonita will research the purchase of the furniture.

**Manager's Report:** Bonita reminded all, that in case of emergency, we should call 813-930-8036. That line is monitored.

Anyone requiring a wind mitigation certificate for insurance purposes or the roof warranty for their building, email the request to Bonita Vandall.

If a resident has a roof leak, they should email Bonita with the location of the leak. She will then contact GAF to initiate the repair. The GAF specialist will contact the owner.

Anyone requiring a large trash pickup can call for a special pickup with Hillsborough County Solid Waste. 813-272-3680. The cost is the responsibility of the resident.

**Committee Reports:**

**Social Committee:** Mrs. Jay Simone shared that the next event will be our annual Halloween Candy Trick or Treat at the pool parking lot. Residents may bring a bag of candy to a social committee member by October 30, 2021. There will also be a pumpkin carving contest. Due to Covid, there will not be a potluck.

ARC – 3 resident proposals were approved.

Fine – no report

Landscape – Mrs. Kim Pontillo thanked Capital for the beautiful plantings at the pool.

Welcoming – No report

By proper motion made by Ms. Melita and seconded by Mr. Simone, it was unanimously approved to adjourn the meeting at 7:39 PM.

Submitted by:

*Susan Melita*

Susan Melita

HOA Secretary