

# Phoebe Park Association

## Board of Directors' Meeting

6:30pm at Osprey Club

December 8, 2021

**Call to order:** The meeting was called to order at 6:30 PM by Property Manager, Bonita Vandall. Board members present were Rocky DeSanto, Susan Melita, Todd Ziegler. Bill Simone was absent.

A motion was made by Ms. Melita and seconded by Mr. DeSanto to approve the minutes for October 13, 2021. The motion passed unanimously.

Mr. Ziegler shared that there is money allocated in the reserve funds to replace all three gate operators. Mr. Ziegler made a motion to approve American Access Controls proposal for all three operators. Mr. DeSanto seconded the motion and it passed unanimously.

As of January, we will be changing our pool maintenance company. Mr. DeSanto made a motion to accept Crystal Image Pool Services Proposal to maintain the pool three times a week, April through October and two times a week in from November through March. The restrooms and patio area will be cleaned two times a week April through October, and one time a week from November through March. Mr. Ziegler seconded the motion and it passed unanimously.

Mr. DeSanto requested that Ms. Vandall ask Holly to replace the following signs in the community: stop sign, yield sign, and pet waste signs.

If a resident has a roof leak, they should email Bonita with the location of the leak. Her email is [Bonita@Vanguardmanagementgroup.com](mailto:Bonita@Vanguardmanagementgroup.com). She will then contact GAF to initiate the repair. The GAF specialist will contact the owner.

If a resident needs a wind mitigation report and a roof warranty, please email Bonita.

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:** Ms. Csulik shared that the social committee hosted a successful Veteran's Day breakfast. The committee also purchased fall and holiday decorations for the front gates.

By proper motion made by Ms. Melita and seconded by Mr. DeSanto, it was unanimously approved to adjourn the meeting at 7:00 PM.

Submitted by:

*Susan Melita*

Susan Melita, HOA secretary