

Phoebe Park Association Board of Directors' Meeting

June 8, 2022, at 6:30pm

The meeting was called to order at 6:31PM by Kevin Coomer. Those present were Kevin Coomer, Todd Ziegler, Rocky DeSanto, Greg Wyckoff, Lorie Tellefsen and Jerilyn Smith.

Financial Report: Year to date we are \$16,244 better than our budget driven by money put aside for additional landscaping. Some of the budget misses are streetlighting, water and administration. Two owners are currently delinquent. We have \$534 thousand in reserves, and we should end the year at \$617 thousand.

Pool Security: Live cameras were discussed but they would have to be manned by someone, so it is not an option. Rules for the community and the possibility of sending them out electronically with DocuSign was discussed. This would include a cover letter highlighting topics like pool and parking rules.

Neighborhood Support Committee was proposed and approved by the Board. This Committee would consist of volunteers who would help provide food, transportation, etc. for owners who are ill, lost loved ones or have other difficulties.

Landscape Committee has asked to meet with Juniper to discuss the communities' issues face to face. It was decided that there be a meeting with Juniper, the landscape committee, Jerilyn and two Board members to go over the contract and the issues. This would possibly be followed up with a special Board Meeting to include the community. Note that tree trimming in the contract would also be discussed.

Message Board Repairs are needed. We have asked Jerilyn to investigate either repairing or replacing the message board at the exit gate.

Pool Paver Repairs: There are some pool pavers that are sinking. We have asked Jerilyn to get a quote from Chrystal.

Street Sealcoating: The quote we received from the company that paved the streets was high, so the Board has asked Jerilyn reach out to other providers for additional quotes.

Community Power Washing: The discussion to do a onetime power washing of the whole community including sidewalks and driveways was met favorably. We would look at asking the power washer chosen to, possibly, charge any owners who would also want their lanai and screens cleaned.

Pool Solar Power was discussed. The pool can be heated but it is expensive. The Board would be interested in looking into solar energy for both the pool heater and the gates.

One of the owners mentioned that they would like to see an HOA rule change to prevent any additional renters. We currently have about 10% of the villas let out to renters. It was decided that the Board would just watch the rental situation and if it starts to increase, perhaps cap villa rentals at 20%.

Gutter and Down Spout Maintenance for all the villas cleaned by the HOA was also brought up. Since each villa has its own unique issues, and it is an owner responsibility, the Board decided to leave it up to each individual owner to maintain their gutters.

Adjournment