

PHOEBE PARK ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

OSPREY CLUB

WEDNESDAY, DECEMBER 14, 2022

1. The meeting was called to order at 6:33 PM.
2. A quorum of Board members was established with President Rocky DeSanto, Treasurer Todd Ziegler and Secretary Lorie Tellefsen present, along with Vanguard Manager Dennis Parks. Notice of meeting was posted 48 hours prior and email sent to owners.
3. Minutes for previous board meetings held on September 14, 2022 and Special Board Meeting regarding landscaping with Juan Nova from Juniper held on October 5, 2022 were read and approved. Motion was made by Rocky DeSanto to accept these minutes, second by Todd Ziegler.
4. **TREASURER REPORT:**
 - a. Overall, we are \$1,045 under budget year to date. Streetlights and electric bills went up dramatically and the budget for next year has been adjusted for that. Irrigation came in way over budget due to numerous repairs. We budgeted \$24,000 for landscaping and spent \$17,000 of it and the excess was able to offset some of the extra irrigation repairs that we made.
 - b. Reserve study at year end we should have \$615,602 to start next year. Todd said he estimates that we will end up with \$619,672 which is better than planned.
 - c. We have one homeowner that's delinquent more than 60 days. We have one homeowner that has a balance of \$3.98 and Todd moved that we write it off. Rocky seconded it. Motion carried. In order to hold the \$245/mo for dues, and because all expenses have gone up significantly, we had to cut other landscaping so won't have as much to spend on additional landscaping for the next year as we did this year.

MANAGER REPORT:

- a. Dennis inspected violations tonight but doesn't have a report ready yet.
- b. Juan hasn't gotten back to him about open proposals, but irrigation has been turned back on after a valve leak that flooded the yard from the night before. Will have to replace valve and Juan will be sending a proposal for that repair.

5. **NEW BUSINESS:**

Ratification of Juniper Proposals:

Proposal 181786 for \$1,216.18 – Mainline Repair @15743 PP, approved.

Proposal 179986 for \$1,189.65 – Zone 108 valve/mainline repair, approved.

Proposal 189019 for \$1,708.15 – Lateral line repair under sidewalk (cost under discussion but approved)

Proposal 184816 for \$1,530.58 – 16 Irrigation Box Replacements, approved

Fee for Hurricane Clean-up for \$5,145, approved.

New Juniper proposals:

Proposal 186719 for \$885.54 – remove declining plants 15712 PP, approved for 2023

Proposal 185311 for \$1323.29 – remove bird of paradise stump 5806 PN, approved for 2023

Proposal 186713 for \$1409.81 – remove bird of paradise 15738 PP, approved for 2023

Proposal 185313 for \$1323.29 – remove bird of paradise 5808 PN, approved for 2023

Proposal 184180 for \$14474.28 – remove and stump grind crepe myrtles various addresses, approved for 2023. A legal document will be drafted and approved to be sent to affected homeowners to agree to have it removed without replacement. Homeowners that choose to keep the tree will be responsible for maintaining it from this time forward. This is a one-time only offer by the HOA. There is enough money in reserves to cover the cost.

*The following proposals were **not approved** at this time, but will be reconsidered/requoted:*

Proposal 187242 for \$17452.20 – install Gardenia shrub/tree after removal of crepe myrtles. HOA will not be providing a replacement after removal of the crepe myrtles for those that choose to do so.

Proposal 186704 for \$1844.73 – remove bird of paradise and install new plants 5928 PN

Proposal 186712 for \$1766.45 - remove bird of paradise and install new plants 5922 PN

Proposal 186696 for \$1733.66 - remove bird of paradise and install new plants 5922 PN

Proposal 186701 for \$1879.75 - remove bird of paradise and install new plants 5841 PN

Proposal 186685 for \$1859.15 - remove bird of paradise and install new plants 5812 PN

Proposal 185288 for \$5932.80 – replace damaged sod, common area between 5811 and 5817

Proposal 186725 for \$3476.25 – install two drain boxes to redirect water flow 15710 PP

6. NEW BUSINESS:

- a. Rocky moved to approve Bill Simone to be added to the ARC Committee, Lorie seconded, approved.
- b. Discussed replacing pool filters, leak detection, and resurfacing. Also, there is part of the pool decking that is sinking from a leak that needs to be addressed. We need to get proposals and reconsider.
- c. Verbiage for ARC generator approvals, regarding approved plants, placement and timeframe, etc. We need to consult Fishhawk rules and ask our attorney regarding the legalities involved. Dennis will look into it further.
- d. Road resealing for black top. Dennis will look into it. DMI did original resurface.
- e. Email blast regarding pool etiquette will be sent.

7. **NEXT MEETING:** Annual meeting in March, exact date to be determined.

8. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lorie Tellefsen