

Phoebepark Association Inc

Date: June 14, 2023

Time: 6:30pm

HOA Board Meeting

Board Members: Ellen Chambliss, Todd Ziegler, Melinda Walsh, Bruce Steinke, Kim Pontillo
Dennis Parks from Vanguard Management was also present

21 additional residents plus 4 residents from Sandhill Ridge (President & VP), were in attendance.

- Meeting called to order at 6:30pm
- Motion and seconded to approve the meeting minutes from April 12 and the workshop on May 3, 2023.

Treasurer's Report - Todd reported that currently, the light poles, water & sewage (due to a pool water fill problem), and postage have exceeded the budgeted costs, thus far. Looking into participating in a free audit for water and electric that may help with costs. We are receiving 2.15% interest on our money YTD and have made over \$6,000. A suggestion of looking into CD's was made.
Year end, we expect to exceed \$15,000 in the surplus.

Landscape Committee Report - Susie McMillan reported that the drive thru to look at zone "A" was conducted to look for any plants that need replacing. The suggestion of replacing the Oleanders with Viburnum's on the outside fence of the pool was taken in to consideration and will be reviewed when funding allows.

Social Committee - Nancy Husing gave the report for the Social Committee. The 4th of July party is being planned and are asking for suggestions of what the residents would prefer. Also, made an appeal for more people to join the committee.

Welcoming Committee - Nancy Husing gave the report. She is responsible for welcoming the new residents on Phoebepark Ave., and Joyce Winters is responsible for Phoebenest. Ellen made the suggestion that along with the new Directories being distributed to new residents, a copy of the HOA's Rules & Regulations be included.

ARC Committee - Howard Hanson gave the report. Many tree removal requests and one sunroom have recently been approved.

Pool - Since our old pool company unexpectedly went out of business, we now have retained the services of Alpha Pool Solutions - Nino Nava.

Nino has been working very hard to get the pool up and running again.

- The new pool cleaning days are: Tuesday, Thursday & Saturday
- The bathrooms will be cleaned on: Tuesday & Thursday
- Please use towels on chairs and loungers at the pool to avoid suntan lotion stains.
- New pool keys will be distributed in the near future after the new doors are replaced on the storage room.

Board Accomplishments since March -

- Ponds have been sprayed twice, with additional steps being taken to control plants.
- Sidewalks have been shaved or replaced.
- Secured new pool company
- Currently working to resolve drainage problems behind Phoebepark and Phoebenest.
- Directory has been distributed.
- Extensive work to revise and change HOA Documents
- Looking into updating the entrance keypad

Juniper Landscaping -

- The Board presented many items of disappointment which led to the decision to give Juniper their 30 day written notice. Some of the items include...
- Lack of urgency
- Requesting numerous proposals that we never received
- Per contract, identify replacement landscaping in written report every 30 days and notifying the Board #1200
- Contractual language on trimming bushes behind Phoebenest 4 times per year that wasn't done.
- Requesting quote on trimming all Crepe Myrtles 2 months ago....still waiting
- Clearing storm drains of overgrown grass behind Phoebepark and Phoebenest.
- Trimming palm seed pods prior to budding
- Use of small mower between and behind several properties #100
- Irrigation concerns - no monthly report

The Board approved sending a certified letter to Juniper giving them 30 days to comply.

The Board voted to move forward with the contacting the Attorney to compile a ballot for the following proposed changes to the ByLaws in our HOA Documents. We will need 63% approval for the changes to be adapted.

Elections -

- 60 days prior to annual meeting, mailing containing deadline for intent to be a candidate for Board of Directors.
- 40 days prior to annual meeting, mailing containing candidate names and information sheet.
- There shall be no nominations from the floor at the Annual Meeting

Leasing -

- Residents must occupy their villa 2 years prior to leasing.
- Fishhawk will oversee leases - by obtaining background checks and proper paperwork prior to occupancy.
- Bruce suggested we display a sign at the entrance of Phoebepark stating this is a “Deed Restricted Community”, so Realtors would be informed of the need to submit proper lease information prior to occupancy.

Trees & Sidewalks-

- Phoebepark has always trimmed the trees lining the streets and repaired sidewalks, thus setting a precedent.
- Owners have always been responsible for cleaning the sidewalks in front of their property.
- The county now says that the **owner** is responsible for the property up to the street.
- The proposal is to add to the documents that the Community will be responsible for sidewalks as necessary and will trim the trees lining the street. (Like we’ve done in the past).
- Owners will still be responsible for cleaning the sidewalk in front of the villa
- The Community will be responsible for cleaning the sidewalk in the common and elongated areas.

In-Ground Electric Fences -

- The Board does not feel there is enough area between Villa’s to accommodate these fences, thus recommending this type of fence be added to the fences not allowed in Phoebepark.

Violations-

- Phoebepark currently spends lots of money on postage to send out violation letters.
- Vanguard is working on coordination the violation notices with Fishhawk.
- Vanguard will inspect the back and sides of the Villa’s and Fishhawk will inspect the fronts.
- Vanguard will send Fishhawk their violation list and Fishhawk will mail it out along with their findings..
- Any fines collected will go to Fishhawk
- The 90 day notice previously given by Vanguard will be shortened to 30 days given by Fishhawk.

Required insurance on Villas by Homeowners -

- Vanguard would not be able to monitor this
- Attorney suggested there may be liability issues
- The Board voted not to pursue this change

Meeting Adjourned at 8:15pm

Submitted by:

Melinda Walsh

HOA Secretary

