

Meeting Minutes  
(Amended Minutes)

Phoebe Park Workshop, January 4, 2024

Board members in attendance: Todd Zeigler, Bruce Steinke, Ellen Chambliss

Todd presented an overall view of Phoebe Park finances, the anticipated surplus of \$6,000.00 from the 2023 budget and the increase in expenses.

Pool repair was discussed. Bruce presented the proposal from Red Rhino. It will be necessary for the pool to be closed for a week when the repairs are done. The Board voted to accept the proposal of \$6,235.00. Bruce will discuss with RedRhino the additional items presented by the company and will report back to the Board. The anticipated surplus in funds can be used for this proposed work.

A discussion was held regarding the drainage problems behind the villas on Phoebepark and Phoebenest. Ellen and Todd have discussed with the landscapers the lack of maintenance regarding the drains on Phoebenest.

Todd presented a proposal from Central Florida Landscaping of \$89,086.00 for the drainage work behind the villas on Phoebepark. A question was raised why the proposal did not include villas at the end of Phoebepark. Board members will meet with engineers from Central Florida to clarify and, if necessary, will anticipate an adjusted proposal. Due to its necessity, the Board voted to proceed with this project.

Discussion of the increase in landscaping expenses and dissatisfaction with the services.

### Information for the community:

1. Pool keys will be made available, once again, for the community at a date to be announced. This will be the last organized disbursement.
2. While leaving food outside for cats and other animals is meant to be a kind gesture, it is a problem for the community as well as the animals. Phoebe Park had a problem a few years ago with feral cats that were getting in cars and were a general nuisance. Wild animals will lose their ability to fend for themselves if they are given a food source. Please cease feeding the animals before violation notices become necessary.
3. Community Inspection- There will be an inspection of the community, both front and back of villas, within 2 weeks.
4. Residents should receive a mailing from Vanguard soon. In it will be information regarding the upcoming election in March, as well as a letter pertaining to the required homeowner's insurance. Please do not overlook this very important mail.