

PHOEBEPARK HOA BOARD MEETING
WEDNESDAY JUNE 12, 2024 6:30 pm
OSPREY CLUB

Board Members Present - Ross Lowry, Todd Ziegler, Joe Croce, Melinda Walsh ABSENT - David Johnson
Angela McCarthy from Vanguard was also present
2 Guests from ASI - Justin Hazen - Account Manager and Joe -ASI COO

Meeting called to order at 6:30pm

ASI guests, Justin Hazen and Joe were introduced. They reported since they came on board at the beginning of May of this year, the property is getting back into shape. There are currently 2 outstanding issues with the irrigation that should be resolved next week. After the major issues are resolved, they will test the system for specific sprinkler problems. Liquid Iron and insecticide will be applied starting this week to the lawns and shrubs. Residents should be aware of the small signs in various lawn locations and keep your pets off the lawn until it dries.

Todd requested ASI to report any dead bushes or vegetation so they can get replaced.

Ross asked ASI for a 90 progress report.

ASI did a wonderful job trimming the Palm trees by their own company.

Meeting minutes from April 9, 2024 and March 18, 2024 were approved by the Board.

Treasures Report from Joe Croce -

The overview from 5-31-24 shows approximately \$3791 under budgeted for the year due to postage, operating expenses, pool repair and other misc. items.

Florida Central Landscaping (drainage project), has not been paid off in full. \$30k has been paid and the balance of \$78k will be paid upon completion of the job. The job is 95% complete.

There is currently a sum of \$747,261.54 in the Reserves.

Committee Report - Patti Vincenzini of the Social Committee reports there will be **NO** party for the 4th of July due to the heat.

Old Business -

Drainage project behind the villas on Phoebe park is 95% complete. There are dead sod concerns due to lack of irrigation and some grates still need metal edging around them.

There is concern about the dirt washing away from the leaf catchers at the base of the downspouts.

Todd emphasized that **homeowners MUST** maintain their gutters and downspouts for this system to be effective.

New Business -

Hurricane Season is upon us. Ross reminded residents to clean gutters and downspouts prior to a storm. Angela will send Melinda a hurricane checklist to be mailed out.

Ellen suggested getting a committee together to prepare the pool area in the event of a storm by securing the chairs and tables.

Edward Jones CD's are due. We currently have 2 CD's valued at approximately \$443k. The Board moved to roll them over at either 6 or 9 month, whichever yields the highest rate.

Reserve Study - The last one was done in 2020. The Board moved to approve a new study.

Attorney Clarification on Tree Trimming - The attorney said after reading the documents that the HOA IS responsible for ALL tree trimming. After much spirited discussion from the residents, the Board moved to review and table this topic until the next meeting.

Q & A -

Kim Pontillo asked that FCC would look at refreshing the rocks placed around the drainage grids on the work they performed on Phoebenest. Todd said he would pass that along to them.

Meeting adjourned at 7:27pm