



BOARD MEETING MINUTES
Thursday, September 15th, 2022, 6:00PM
Virtual Meeting

Directors in Attendance (established a quorum)

Mark Bowes	President
Clifford Reiss	Treasurer
Glen Lockwood	Secretary
John Laskowski	Director
Jen Robertson	Excelsior Community Management

Call to Order

Mark called the meeting to order at 6pm

Confirmation of Proper Meeting Notice

Cliff confirmed meeting notice was posted on the community bulletin board more than 48 hours in advance in accordance with Florida Statute.

Minutes

Cliff motioned to approve the June 1, 2022, Board meeting Minutes. Mark 2nd, vote was all in favor.

Financials

- The current Balance Sheet was reviewed.
- Trend report – Cliff reviewed the trend report. He noted, TECO has elevated cost of \$100 per month more than expected. This will need to be accounted for in the 2023 budget.

Old Business

- **Low Volume Irrigation** – new landscaping is doing well. As unable to identify an irrigation timer zone to use for a possible low volume irrigation solution will shelve this for the time being.
- **Maintenance update** – irrigation repair completed Zone 2; trash along McMullen Loop removed when necessary; front sign needs some paint touchup that Cliff will handle.
- **Irrigation** – Cliff changed the irrigation timing to eliminate Monday. The system currently runs on Wednesday and Saturday mornings 1AM to about 6AM.
- **Violation follow-up** – property that was leaving trash cans out for several days has begun putting them away. Property with turf issues - John & Cliff talked to a resident about the turf and pressure washing issues and they have been working on remediation.

New Business

- **Website** – Is maintained regularly by Cliff. Important to utilize as a source of information for community.
- **Facebook** – Is overseen by Cliff and Vanessa. Currently 35 homeowners are members of the group, another tool for communication within the community.
- **Noise Complaint** – When there is issue with noise the HOA will address as needed based on nuisance clause in the deed restrictions. County ordinances apply and should be the first choice for residents to deal with this issue.
- **Hillsborough County Mini-Grant** – The community was not successful at the last two attempts to earn a mini-grant. This is on hold at the present time.
- **Annual Meeting** – November 17th at 6 p.m. at Excelsior Community Management office along with a virtual option.
- **2023 Budget** – After discussions John motioned for a \$10 increase. Glen 2nd, motioned carried unanimously.



- **Open Board Seat** – Christian Mailloux was added to the Board with a nomination from John, Glen 2nd, motion carried unanimously. Mark motioned to appoint Glen to V.P., John 2nd the motion, it was carried unanimously. Mark motioned to appoint John to Secretary, Glen 2nd, motion carried unanimously.

Resident Open Forum – N/A

Adjourn

With no further business to discuss, the meeting was motioned to adjourned at 6:39 pm by Mark.

Next Scheduled Meeting Date

Thursday, November 17th at 6pm at 6554 Krycul Avenue (ECM Office) and a Virtual Option

DRAFT