



BOARD MEETING MINUTES
Thursday, February 16, 2023, 6:00PM
Virtual Meeting

Directors in Attendance (established a quorum)

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

Call to Order

Mark called the meeting to order at 6:01pm

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 November 17, 2022, Annual Meeting Minutes. Christian 2nd, vote was all in favor.

Financials

- The current Balance Sheet was reviewed.
- Trend report – Cliff noted a trend report is not available for one month (January 2023). The trend report will become available in February. Cliff noted he was reviewing the TECO bills as there appears to have been another rate increase.

Old Business

- **Maintenance update**
 - WEEKLY TRASH PICKUP – NEIGHBORHOOD, COMMON AREAS, & ALONG McMULLEN LOOP
 - REPLACED 4 FENCE POST CAPS – 8901 & 8902 – THAT WERE FOUND ON GROUND
 - UPDATED IRRIGATION SYSTEM WATERING DAYS FOR 2X/WEEK
 - RESET TRIPPED GFI FOR SIGN LIGHTS 2X – SEALED TOP OF GFI BOX WITH WATERPROOF TAPE
 - SPRAYED FOR ANTS IN SEVERAL COMMON AREA LOCATIONS
 - CHECKED RETENTION POND
 - COORDINATED AND SETUP SYSTEM FOR PRESSURE WASH OF SIDEWALKS, FENCE, ENTRANCE CURB, & 4 STORM DRAINS. RECOMMENDED FOLLOW-UP WORK: SEAL COLUMNS, WATERPROOF STORM DRAINS (8)
 - CHECKED IRRIGATION SYSTEM OPERATION; REPAIRED ONE IRRIGATION SPRAY HEAD
- **Neighborhood Facebook Page** – Cliff added a 3rd admin (Debbie Routh). Declined 4 non-residents request for access to the page. Posted HOA updates – Board meetings, watering days, neighborhood cleanup, etc.
- **Community Website** – Cliff completed the 2023 updates. He also posted the 2022 EOY financials. Board meeting agendas and minutes have been updated.
- **Common Area Sod Repair** – Cliff obtained a quote for topsoil from Burnett's for \$30/CU YD (2 yard minimum) and \$45 delivery. This is the lowest price found. Glen motioned to have 4 yards delivered on February 24th. Christian 2nd, vote was all in favor. The Board will work together on the 24th to rake the topsoil in.
- **Paint Book Update** – Approved colors for 8938 were added to the book.



- **Neighborhood award application** – Cliff drafted and submitted an award application. The community was selected for an award. Cliff is coordinating a future Board meeting date for the award presentation.
- **Insurance Agency** – Future task to review cost and consider change to a local agent.
- **Delinquency** – There are 2 homes outstanding. Cliff offered to draft a pleasant reminder and leave it on the front door for each owner.
- **Violations Walk** – The next walk will be on February 27th at 9am. Jen will walk with John and Cliff to clean up the report and close any old items out and address and new or reoccurring items.

ACC Request

- **8904 ACC** – Updated submission for solar panels that were installed in conflict with the original approval. The Board unanimously agreed panels on the front facing roof line will not be considered. This request has been denied. The owner can install as originally approved on January 5th or resubmit with the panels on other portions of the roof line that are not front facing.

New Business

- Board approved the purchase of waterproof sealant for the storm drains (\$50).
- Cliff motioned to approve sealing the Columns for not to exceed \$150. John 2nd, vote was all in favor.

Resident Open Forum – N/A

Adjourn

With no further business to discuss, the meeting was motioned to adjourned at 6:42 pm by Mark.

Next Scheduled Meeting Date

Tuesday, April 25th at 6:30pm at 6554 Krycul Avenue (ECM Office). (If the meeting gets moved to virtual the start time will be 6pm.)