



**BOARD MEETING MINUTES**  
**Tuesday, June 27, 2023, 6:30PM**  
**Virtual via Go To Meeting**

**Directors in Attendance (established a quorum)**

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

**Call to Order**

Mark called the meeting to order at 6:30pm

**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**

Glen motioned to approve the April 25, 2023, Meeting Minutes. John 2<sup>nd</sup>, vote was all in favor.

**Financials**

- The current Balance Sheet was reviewed.
- Trend report – Cliff noted that based on the current trend the community will likely have a \$500 deficit due to the increase in TECO prices. This is assuming no legal expenses.

**Old Business**

**Cliff's update**

- DAILY (4/25-6/27) TRASH PICKUP IN THE COMMUNITY: COMMON AREA, MCMULLEN LOOP PROPERTY EAST & WEST SIDE, RESIDENTIAL STREETS. WITH JOHN PICKED UP 3 TRASH BAGS FROM WEST SIDEWALK AREA AFTER COUNTY TRIMMED THE OVERGROWTH. PICKUP OF TBT CIRCULARS.
- DECLINED 5 REQUESTS FROM NON-RESIDENTS TO JOIN THE NEIGHBORHOOD FACEBOOK GROUP.
- UPDATED THE WEBSITE AND FACEBOOK PAGE FOR THE NEIGHBORHOOD AWARD, JUNE MEETING.
- IRRIGATION SYSTEM CHECKED. IRRIGATION RINGS PLACED IN COMMON AREA. REPLACED CONTROLLER BACKUP BATTERY. INCREASED WATERING TIME FOR COMMON AREA.
- ANT MOUNDS SPRAYED IN COMMON AREA.
- FENCE POST CAP REPLACED AND GLUED – WEST ENTRANCE FENCE.
- REPLACED DAMAGED "NO PARKING ON GRASS" SIGN IN COMMON AREA.
- SPRAYED STORM SEWER BY 8805 TO KILL OVERGROWTH OF WEEDS.
- VIOLATION WALK WITH EXCELSIOR & JOHN.
- WHEN COUNTY WAS TRIMMING ALONG SIDEWALK HAD PALM SHOOTS REMOVED.
- WORKED WITH EXCELSIOR TO RESPOND TO 8810/8812 CONCERN ABOUT HOMELESS CAMP IN THE CONSERVATION AREA BEHIND THEIR HOUSES.
- ASKED 8911 TO REMOVE POOL CONTRACTOR SIGN AFTER A MONTH.
- ASKED 8905 TO STORE TRASH CONTAINER IN THE GARAGE.
- REMOVED BUSINESS ADVERTISING SIGN FROM ENTRANCE.
- LEFT NOTE FOR 8901 ADVISING PROPER MAINTENANCE FOR ST. AUGUSTINE GRASS
- SENT REQUESTS TO THE COUNTY TO REPAIR MCMULLEN LOOP POTHOLES EAST OF THE ENTRANCE AND RAISED STREET FROM TREE ROOTS ACROSS FROM 9004.
- FOLLOWED UP WITH VENDORS REGARDING REASON FOR DEAD GRASS BY FENCE NORTH SIDE OF 8801.



### **ACC Request**

- 8904 ACC – Solar panels – The owner submitted an ACC request for solar panels that was approved. However, the panels were not installed as originally requested and approved. Six (6) panels were placed on the front (street facing) roof line without Association approval. The owner received a violation and then resubmitted the ACC request for the new design. The ACC denied this request stating solar panels would not be considered along the front street facing roof line. The owner was asked to provide documentation to support the need for the new panel location. The owner's solar vendor did provide supporting materials. The Board concern is the overall appearance and property values for all homes. The panels as they are currently placed are not visually appealing and detract from curb appeal. The Board agreed to have the HOA attorney review the materials to determine the next steps, if any.

### **New Business**

- SWFWMD Inspection Due November 9, 2023. The board agreed to continue working with D.S. Franks engineering for this required inspection.
- Cliff mentioned the neighborhood expo will be virtual this year on August 19, 2023.

### **Resident Open Forum** – N/A

### **Adjourn**

With no further business to discuss, the meeting was motioned to adjourned at 7:02 pm by Mark.

### **Next Scheduled Meeting Date**

Tuesday, August 22<sup>nd</sup> 6:30pm (virtual)