



**BOARD MEETING MINUTES**  
**Tuesday, October 24, 2023, 6:30PM**  
**Virtual via Go To Meeting**

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

Glen Lockwood	Vice President
Clifford Reiss	Treasurer
John Laskowski	Secretary
Christian Mailloux	Director

Jen Robertson                      Excelsior Community Management

**Call to Order**

John 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 August 22, 2023, Meeting Minutes. Christian 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 \$1,200 - \$1,600 deficit.

**Business**

- HOA Update – see attached
- Annual Newsletter – Cliff drafted the annual newsletter, and the Board had an opportunity to proofread and suggest edits. The final version will be mailed to the community with the Annual meeting notice
- Hurricane Notice – The Board had some discussion and agreed that the management company can send an email blast out prior to any named storm with friendly reminders, etc. (hurricane preparedness reminders)
- 2024 Budget – After crunching the numbers Cliff presented the budgets. One at \$545 per year, another at \$550 per year and the last one at \$555 per year. After some discussion there was general agreement with an increase of \$550 per year. The budget will be formally adopted at the annual meeting.
- Hearing Committee- John motioned to appoint James Giffhorn and Edward McHugh to the committee. Christian 2<sup>nd</sup>, vote was all in favor.

**Resident Open Forum** – N/A

**Adjourn**

With no further business to discuss, the meeting was motioned to adjourned at 6:56 pm by John. 2<sup>nd</sup> by Cliff.

**Next Scheduled Meeting Date**

Thursday, November 16<sup>th</sup> at 6:30pm (ECM Conference Room)



## **CLIFF'S HOA UPDATES FOR OCTOBER 24 BOARD MEETING**

CONFIRMED - BOARD MEETING NOTICE AND "RUN FOR THE BOARD" NOTICES POSTED EARLY OCTOBER.

DAILY TRASH PICKUP ALONG MCMULLEN LOOP – AND IN THE COMMUNITY.

REALTOR LETTER SENT FOR NEW LISTING AT #8915.

8804 LANDSCAPE CHANGE ACTIVITY – COMPLETED 10/08.

8911 – EXCELSIOR REACHED OUT TO OWNERS AND CONFIRMED THEY ARE WORKING ON QUOTES FOR REQUIRED NEW LANDSCAPING IN FRONT OF THE NEW FENCE.

PRE-HURRICANE NOTICE – AS RECOMMENDED BY EXCELSIOR A NOTICE WAS DRAFTED BUT NOT POSTED BEFORE HURRICANE IDELIA AS LOW IMPACT WAS FORECAST FOR OUR AREA. BOARD ACTION -- DISCUSS IF A NOTICE SHOULD BE POSTED ON THE NEIGHBORHOOD PAGE AND/OR SENT IN AN EMAIL BLAST BY EXCELSIOR NEXT TIME THERE IS A PENDING EMERGENCY. IF APPROVED THEN REVIEW AND APPROVE THE NOTICE WORDING.

JOHN AND CLIFF REPAIRED THE WEST ENTRANCE POST LIGHT FIXTURE – STAINED GLASS PANEL WAS DISPLACED.

ALL 3 ENTRANCE POST TOPS HAD SEVERAL SPLITS. DAMAGED AREAS WERE CAULKED WITH COLORED SILICONE AND PAINT THEN TOUCHED UP. CENTER FIXTURE COULD USE CLEANING INSIDE.

2 SIGNS AT THE RETENTION POND – "NO TRESSPASSING" AND "CAUTION ALLIGATORS AND SNAKES" – WERE CLEANED

SPRAYED WEED KILLER ON GROWTH IN STORM DRAIN BY 8805  
SPRAYED BUG KILLER ANT INFESTATION IN ENTRANCE ENCLOSURE AND AROUND POSTS.

ADDED A NOTICE ON THE WEBSITE TO DISPLAY A NOTICE AFTER SEPTEMBER 1, 2030 THAT CC&R DECLARATIONS NEED TO BE RENEWED BEFORE FEBRUARY 6, 2031.

EXCELSIOR CONTACTED TO INVESTIGATE CENTER ISLAND IRRIGATION PIPE LEAK. SOAKER HOSE OBTAINED TO WATER CENTER ISLAND IF REPAIRS CANNOT BE DONE QUICKLY.