



## ANNUAL MEETING OF THE MEMBERSHIP MINUTES

March 17, 2022 at 10:00 AM

Via Zoom Video Conference

**CALL TO ORDER:** The Board of Directors meeting was called to order at 10:06 AM by Pete Hill.

**QUORUM:** A quorum of 19 present in person and proxy was established. Also present was Sean Noonan of Sunstate Association Management Group, Inc.

**NOTICE:** Notice for the meeting was mailed and posted in accordance with the bylaws of the Association and the requirements of Florida Statute 718.

**MINUTES:** Michelle read the minutes from the March 4, 2021 Annual Membership Meeting. A **Motion** was made by Ralph Fierle and seconded by Pete Hill, seconded by Ralph Fierle to and approve the minutes from the March 4, 2021 Annual Membership meeting. **Motion** passed unanimously.

### **OFFICER'S REPORTS**

**PRESIDENT'S REPORT:** Presented by Pete Hill.

- Pete reported in 2021 Dave worked on a project that replaced the gutters and downspouts on the garages. We also put gutter guards around 2/3 of 5350. 2 areas behind the buildings have had drainage lines buried to keep the shell from washing away. The water shutoff valves have been replaced. We are currently waiting on AC boxes for the ADT monitoring panels. Multiple plant replacements have been done and we perform monthly walk arounds with the landscapers. The mailboxes have been replaced and half of the payment will be applied to the 2022 budget. Dave Brake has worked on a new rental form, so owners have more clarification on the procedure required by the association.

**ISSUES LIST:** Sean will have Massey check the rats bait stations in May. ADT inspections have been moved to November and we will ask again for the AC panel quote. We are still awaiting a bid for the floors at 2325. Pete reported the MRTA does not apply to condominiums, but we will be sure this is correct before 2030.

### **NEW BUSINESS**

- Vote on Carryover passed with 25 YES and 0 NO. A **Motion** was made by Ralph Fierle and seconded by Pete Hill to accept carryover vote. **Motion** passed unanimously.
- A **Motion** was made by Pete and seconded by Ralph to transfer the carryover to the 2022 operating budget. **Motion** passed unanimously.
- A **Motion** was made by Pete and seconded by Ralph to accept the new contract from LMP. **Motion** passed unanimously.
- Sean will be sending an eblast to owners regarding the pruning schedule for the summer.
- A **Motion** was made by Ralph and seconded by Pete to accept the proposal from J&J Repairs to replace 10 parking blocks in the amount of \$1,770. **Motion** passed unanimously. This will be taken from the paving reserve account.
- Pete reported on the lake management task force. The first 3 feet of the bank around the lake will be roughly 12 inches high if this change is implemented. This will help to reduce any fertilizer chemicals that could flow into the water. The lake management rep will be asked to attend the next board meeting to update the entire board. We will ask other Veranda presidents surrounding the 14<sup>th</sup> hole their position on this issue.
- Pete also reported on the Veranda President's meeting held with the main board Veranda reps and reviewed the detailed safety issues regarding access to the "hill" by way of Hyland Hills Ave. Veranda VII will support Veranda VIII that owns the land required to be crossed to get to that area.

- Pete reported on the block voting and how it works.

#### OWNER COMMENTS

- Randy thanked the board for all their hard work and mentioned how all owner are pleased with the work done by the board.

#### ADJOURMENT

- A **Motion** was made by Pete and seconded by Ralph to adjourn the meeting at 10:59. **Motion** passed unanimously.

Submitted by:

Sean Noonan / LCAM

for The Board of Directors of Veranda VII at Heritage Oaks COA