

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Board of Directors Meeting Minutes
Thursday, April 21, 2022 at 10:00 AM
Zoom Video Conference

Call to Order: The meeting was called to order by Pete Hill at 10:00 AM.

Proof of Notice: Proper notice was given in accordance with Florida State Statute 718 and the association documents.

Determination of Quorum: A quorum was determined with Pete Hill, Ralph Fierle, and Dave Brake all present via Zoom video conference. Also in attendance was Sean Noonan of Sunstate Management.

Approval of Previous Minutes: A **Motion** was made by Ralph and seconded by Pete to approve the February 17, 2022 minutes as amended. **Motion** passed unanimously.

President's report – Pete reported the palm trees will be trimmed early next week and we will be doing a property walk.

Treasurer's report – As attached to these corporate records, Pete reported on the March financials.

Unfinished Business

- **Issues List** – Pete asked Sean to schedule the walk around with LMP for next week. Discussion was had regarding the account allocation of ADT inspection and repair charges. A Motion was made by Pete and seconded by Ralph to approve the bid from J&J Repairs to paint the lanai ceiling at 2325. Sean will also get pricing for the soffit repair and securing the lamp posts in front of 5320.

New Business

- **Healthy Lake Presentation** – 3 members of the healthy lakes task force attended the meeting to report on their findings. When the grass and trimmings get in the water, it removes the oxygen from the water and kills the fish. There is quite a bit of banks erosion, and the committee is trying to establish a “no-mow zone” which will help to stabilize the banks and act as a filter to reduce runoff into the lakes. Lengthy discussion was had regarding the buffer zone around the lake.
- **ADT Alarm Update** – Sean has requested multiple items from ADT regarding alarm testing, bids for replacement of non-functioning air conditioning boxes, and a new handle on the monitoring box.
- **Summer Inspection Report** – Sean reported he will be doing inspections throughout the summer and will be sending pictures to the board as the pruning progresses.

Owner Comment – Steve had a question regarding the schedule for painting.

Next Meeting Date – September 15, 2022 at 10:00 AM

Adjournment – With no further business to discuss, the meeting was adjourned at 11:00 AM.

Prepared by

Sean Noonan/LCAM

Sunstate Management Group, Inc.

For the Board of Directors at Veranda 7