

**VERANDA VII AT HERITAGE OAKS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Thursday, September 15, 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 April 21, 2022 minutes as amended. **Motion** passed unanimously.

**President's report** – Pete reported he will draft a welcome back message for the residents when he gets back.

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

**Unfinished Business**

- **Issues List** – Pete reported on the issues list. We will be having ADT back out to reassess the AC boxes. Sean reported on the Fall cleanup list. Pete reported on the owners who are receiving paper statements. Pete would like to see all owners go to electronic billing. Sean will email the owners asking for them to go to electronic billing to save costs.
- **Dumpster Area** – Pete reported the main association destroyed some property around the 23 building and there is discussion on who is going to fix it.

**New Business**

- **October Work Plan** – See Issues List
- **Insurance Budget Meeting** – Discussion was had regarding holding an insurance meeting with Dave McMahon from Atlas Insurance. We will hold a meeting October 19 at 10:00 Am for a budget workshop.
- **ADT Proposals / Inspection Dates** – See Issues List
- **LMP Palm Injections** – See Issues List

**Owner Comment** – Chris reported he is a member of the healthy lakes task force and asked if the board would like him to address anything.

**Next Meeting Date** – October 20, 2022 at 10:00 AM

**Adjournment** – With no further business to discuss, the meeting was adjourned at 10:48 AM.

Prepared by

Sean Noonan/LCAM

Sunstate Management Group, Inc.  
For the Board of Directors at Veranda 7