

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Special Assessment Meeting Minutes
Thursday, December 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 Dave to approve the November 14, 2022 minutes as presented. **Motion** passed unanimously.

President's report – Pete reported there is activity around the dumpster and has confirmed a landscape plan with the master association. Pete outlined the details of the landscape plan. The project should be completed January 15, 2023.

Treasurer's report – As attached to these corporate records, Pete reported on the November financials. Sunstate has created a line item in the financials for all hurricane related expenses to be allocated.

Unfinished Business

- **Issues List** – Pete reported on the issues list. The mulch has been completed and the trees damaged from hurricane Ian are supposed to be removed next week. Pete reported we have received 18 replies from owners regarding the petition to the master association regarding block voting. Pete reported the sprinkler system inspection was recently completed. 2 units will be charged back for sprinkler head replacement. The AC boxes have been removed by J&J Repairs. The fall prep list is completed and Sean will get additional quotes for the spring palm trimming. Dave reported the rental list is not current. Sean suggested we set up a conference call with Teri to discuss the process. Several owners are renting units without going through the proper application process.
- **Special Assessment** – A **Motion** was made by Pete and seconded by Dave to approve the noticed special assessment in the amount of \$300 per owner to cover cost incurred from hurricane Ian due January 31, 2023. **Motion** passed unanimously.

Owner Comment – Chris gave a report on the healthy lake initiative. A **Motion** was made by Ralph and seconded by Dave to initiate the 3-foot no-mow zone around the lake. **Motion** passed unanimously. Sean will notify LMP to stop cutting 3-feet away from the lake.

Next Meeting Date – January 19, 2023 at 10:00 AM

Adjournment – With no further business to discuss, the meeting was adjourned at 11:12 AM.

Prepared by

Sean Noonan/LCAM
Sunstate Management Group, Inc.
For the Board of Directors at Veranda 7