

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Regular Board Meeting Minutes
Thursday, January 19, 2023 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 and Ralph Fierle 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 December 15, 2022 minutes as presented. **Motion** passed unanimously.

President's report – No Report

Treasurer's report – As attached to these corporate records, Pete reported on the December financials. Pete reported we came in slightly under budget for 2022. Pete mentioned some owners have not updated their quarterly assessment payments to reflect the increase.

Unfinished Business

- **Issues List** – Pete reported on the issues list. Pete received a quote from Alliance to replace the flow switch. A **Motion** was made by Pete and seconded by Ralph to approve the quote from Alliance for \$905.00. **Motion** passed unanimously. A **Motion** was made by Ralph and seconded by Pete to charge Units 2211 & 2221 \$75 per unit for interior sprinkler head replacement. **Motion** passed unanimously. Pete reported on the Policy and Procedure for ADT E Suite
- **Approval of ADT E Suite** – A **Motion** was made by Pete and seconded by Ralph to approve the quote for E Suite. **Motion** passed unanimously.
- **Discussion of Flow Switch Replacement** – See Issues List
- **Report on Backflow Inspections** – A **Motion** was made by Pete and seconded by Ralph to approve the quote for Alliance to inspect the backflows. **Motion** passed unanimously.
- **Rental Applications** – We will discuss with Dave at the February meeting how we can have all owners who rent their units submit applications as required by Veranda 7.

Owner Comment – None

Next Meeting Date – February 16, 2023 at 10:00 AM

Adjournment – With no further business to discuss, the meeting was adjourned at 10:58 AM.

Prepared by

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