

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Regular Board Meeting Minutes
Thursday, February 16, 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, Dave Brake, 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 January 16, 2023 minutes as presented. **Motion** passed unanimously.

President's report – Pete reported on the approved plant replacement and upgrade to landscaping. Pete would like a representative from Sunstate to meet with LMP the day of the installation. Sean will send an eblast notifying owners there will be work performed.

Treasurer's report – As attached to these corporate records, Ralph reported on the January financials. Sean will send an updated AR towards the end of the month. Sean will request interest rates from accounting for the reserve funds.

Unfinished Business

- **Issues List** – Pete reported on the issues list. Attempts have been made to contact ADT to follow up with the recent alarms but have not received a response. Dave has a meeting with HO to request they require approval from Veranda 7 prior to HO approval.
- **Discussion on 2nd Flow Switch Replacement** – Tabled
- **Annual Meeting Date and Location** – The annual meeting will be held in March. Sean will send the mailing and there are 2 board seats open for election

Owner Comment – An owner reported a sewer backup at Veranda 8 during the hurricane. Pete reported the lift station lost power and it backed up.

Next Meeting Date – March 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