

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Regular Board Meeting Minutes
Thursday, September 21st, 2023 at 10:00 AM
Zoom Video Conference

Call to Order: The meeting was called to order by Pete Hill at 10:04 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 Lauren Wilson of Sunstate Management.

Approval of Previous Minutes: A MOTION was made by Pete and seconded by Ralph to approve the February 16, 2023 minutes and the Organizational minutes from 3.16.23 as presented. MOTION PASSES unanimously.

President's report – Pete reported on the SEERD email blast that will be sent today that gives updates on action that is being taken regarding the Classical Academy. **Additional updates from the President's** council meeting were outlined by Pete including details on the responsibility ownership of land between the Master association and the sub association.

Treasurer's report – As attached to these corporate records, Pete reported on the August financials. The board discussed the current accounts receivable for the association. There is still one owner who has not paid the special assessment. The board is going to pursue stopping the ability to rent the unit and access to amenities until rent is paid. Also, a request was made to verify where the account stands in the collections process.

Unfinished Business

- Issues List – Pete reported on the issues list. There have been no recent alarms since 6.15.23. Extensive discussion was had by the board on how to address the continuous random dumping that has been occurring in the dumpster areas at Veranda VII. Pete is going to request that Maureen and Tony monitor the dumpster area and if the board pays an extra \$50 a month that they address the cleaning of the dumpster area when they are on site. If large items are left, then they will report to Pete and he will report to waste management. New rental documents are posted to the website.
- Discussion on irrigation timers – Tabled.
- The board discussed the mulching of the community and after extensive discussion they decided to select Twin Palms to do the mulch again and put down 85 yards. The additional request was made that the vendor scrape the dirt that is against the sidewalk with a hoe to create a divot, so the mulch stays in the bed.

Owner Comment – One owner attended and thanked the board for their hard work.

Next Meeting Date –October 19th, 2023 at 10:00 AM Budget Workshop

Adjournment – With no further business to discuss, a MOTION was made by Ralph to adjourn the meeting at 11:19 AM.

Prepared by

Lauren Wilson, MBA, LCAM
Sunstate Management Group, Inc.
For the Board of Directors at Veranda 7