

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Regular Board Meeting Minutes
Thursday, November 16th, 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 Lauren Wilson of Sunstate Management.

Approval of Previous Minutes: A MOTION was made by Ralph and seconded by Dave to approve the September 19th, 2023 minutes as presented. MOTION PASSES unanimously.

President's report – Pete gave a detailed presentation on all things that were outstanding for the association. LMP has submitted a new contract for 2023 that will eliminate fuel charges moving forward and you will see the numbers reflected in the 2024 budget.

ADT monitoring system has been a challenge to work with. They show up and do not notify when inspections are being done. Their communication is lacking and it makes the process difficult. The master association is looking at a new vendor. We will see how we can work to get to a resolution on the process.

An Eblast will be going to owners regarding loss assessments for the unit in regards to unit owners.

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 – Lauren went through the details of all outstanding items for the association.

New Business: A MOTION was made by Dave and seconded by Ralph to approve the 2024 Budget as presented of \$865/ Quarter. All in favor. MOTION PASSES unanimously.

Owner Comment – A comment was made by a resident that there are robots that will be floating on the lake that will be eating the algae on top of the lake as a natural way to address the algae on the lakes.

Next Meeting Date – December 14th, 2023 at 10:00 AM.

Adjournment – With no further business to discuss, a MOTION was made by Ralph to adjourn the meeting at 11:37 AM.

Prepared by

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