

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Regular Board Meeting Minutes
Thursday, December 14th, 2023 at 10:00 AM
Zoom Video Conference

Call to Order: The meeting was called to order by Pete Hill at 10:10 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. 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. The master association will be taking care of bed restoration and plants that were damaged in order to do the banks properly. HO will be reimbursing Veranda VII to address these areas. LMP should be presenting a plan for plant replacement. The board is also presenting plant replacement plans. The replacement strategy will include trying to select plants and trees that will add to the beautification as well as the best cost-effective option.

Treasurer's report – As attached to these corporate records, Ralph reported on the November financials. The board discussed the current accounts receivable for the association. The CD has renewed. There are 2 owners that are past due. The request was made to have accounting call the owners and try to get payment before the NOLA is sent.

Email Pete about the 85 yard bill for twin palms. Lauren to contact Twin palms to discuss how they can make up the difference of \$600 that the board does not want to pay since they only wanted 85 yards.

Unfinished Business

- **Issues List** – Lauren went through the details of all outstanding items for the association.
 - Add Calendar review to the January agenda. Lauren currently looking at working scheduling all 2024.
 - Community lighting can go off the sheet.
 - Compliance walk needs to be completed to point out any violations.
 - Caps on railing have been sourced. We think we have a source with a 3D printer.
 - Website. Need to add Sunstate phone number to website.

New Business:

LMP Estimates: The board will evaluate the drawing from LMP on the property walk and decide on the replacement plan. This is a budgeted item.

Owner Comment – An owner had a comment about the no mow zone.

Next Meeting Date – January 18th, 2023 at 10:00 AM.

Adjournment – With no further business to discuss, a **MOTION** was made by Ralph to adjourn the meeting at 11:10 AM.

Prepared by

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