

VERANDA VII at Heritage Oaks Association, Inc.

Board of Directors Meeting Minutes

Monday, April 28, 2014 at 2:00pm at the Heritage Oaks Golf & Country Club – Dining Room

CALL TO ORDER: The Board of Directors meeting was called to order at 2:00pm by **??**. A quorum was established. **Members present were President, Pat Richi; Vice President, John Martinson; Treasurer/Secretary, Alan Edwards.** Also present was Michelle Thibeault, LCAM Sunstate Association Management Group, Inc.

(Missed first part of meeting)....

NOTICE: Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

MINUTES: Motion made by Pat to waive the reading and approve the minutes from Feb. 18th meeting – interview of Sunstate Management Company minutes as presented. Motion passed unanimously.

Management Report: given by Michelle Thibeault.

- Landscaping – a little bit of TLC to the landscaping could raise property value. SMG is willing to collect bids from landscapers to try to find one that will give Veranda VII a little bit more attention.
- Water flooding – bid out two different ways. Handyman did some work with a homeowner and it was discovered that tree roots are actually going through the pipes. \$500-\$1,000 bid from a handyman. \$1,500 bid from a plumber.
- **Floor open to homeowners** – A homeowner commented that the weeds are terrible, and hibiscuses need to be cut. She has been doing her own landscaping. Another homeowner stated that he thinks that the landscaping is a mess and the current company needs to be let go and the association needs to find a landscaping company that is going to give a little more attention.

AT ABOUT 13:45 ON THE RECORDING, IT SEEMS TO SKIP, AND JUMP TO A DIFFERENT PART OF THE MEETING.

BIDS:

- Have Tommy Bissonette look at gutters and maybe reroute it, because the roots are going to come back.
- Tree trimming and grinding – 9 stumps that need to be removed. The trees that are touching the buildings need to be trimmed. Mark the trees that are hitting the buildings and the shabby ones, and then in November, have all of the trees shaped.
- Schedule a walk with M&E on Monday. Give Valley Crest a 30 day notice as of May 1, have M&E start June 1.

NEW BUSINESS:

- Board would like to take some money that has been earned in interest on reserve accounts and move it to a capital reserve line that can be used for capital improvements. Alarm system is going away and switched to radios. Take the money from the interest in the reserve and use it to pay for the radios at \$1900. The \$1900 was taken out of checking instead of reserves, so money needs to be moved from reserves so that there does not have to be a vote every time

money wants to be used to make a capital improvement. **MOTION** made by ??? and seconded by ??? that the \$10,000 that is in reserves be moved to a new capital line to be utilized at the board's request for new capital items including initially the radio alarms. Motion passed unanimously. Michelle added that if one capital item exceeds \$10,000 in full and complete replacement cost then a reserve line item must be established; and pay into it over time and give it a life span and a schedule.

- Pat is resigning as of Sept 1 because she is moving. Anyone that is interested in the Veranda VII board can get their name in. ??? nominated ??? . ??? would like to stay on the board until next year's March's annual meeting. Would like to see the next year's budget but would like to be replaced next March due to some health issues.

UNFINISHED BUSINESS:

- There are four charges for the phone, on one account that association has been charged twice. One was on 3/3, the other on 3/10. Pat will send the information to Michelle so that she can look it over and correct the charges.
- Pat would like a follow up on Devcon Security, when they think the association will get the radios that will be paid for.
- Any time there is something that does not fit in the receptacle; Waste Management must be called for a special pickup.
- CD expiration dates must be checked on.

NEXT MEETING: The next meeting is TBD.

Adjournment: A motion to adjourn was made by Pat Richi and seconded by ?? . Motion passed unanimously. Meeting was adjourned at ?? pm by President Pat Richi.

Respectfully submitted,

Michelle Thibeault, LCAM

Sunstate Association Management Group, Inc.

For the Board of Directors at

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