

Board of Directors Meeting Minutes

Thursday, December 18, 2014 at 9:00am
Heritage Oaks Golf & Country Club – Dining Room

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order at 9:00am by John Martinson. A quorum was established. Board Members present were John Martinson and Jef Friton. Alan Edwards was absent. Also present was Nicole Banks for Sunstate Association Management Group, Inc.

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 John to waive the reading and approve the minutes from October 28th meeting. **Motion passed unanimously.**

PRESIDENTS REPORT:

- No report.

TREASURERS REPORT:

- Jef reported from November Financial Statements.
- Jef noted the reserves are fully funded.

COMMITTEE REPORTS:

- None.

MANAGEMENT REPORT:

- Nicole read from the management report.
- SMGI will schedule pressure wash sidewalks outside the lanai near garages as needed.
- SMGI getting bids to replace sidewalks.

UNFINISHED BUSINESS:

- None

NEW BUSINESS: 2015 Proposed Budget

- Jef reviewed and explained the 2015 Proposed Budget.
- **Motion** made by Jef seconded by John to approve the 2015 proposed budget as presented.
Motion passed unanimously.

HOMEOWNER COMMENTS:

- Homeowner requested PW be done on sidewalk outside lanai.
- Homeowner questioned the amount in the roof reserve account.
- Jef requested the roofing repair history to review. This will continue to be monitored.
- Homeowner door handle on lanai is homeowner responsibility. SMGI to research where the particular handle is carried.
- Water shut off valve handle is homeowner responsibility. SMGI will email blast info on possible bulk pricing.
- John suggested the shut off valve handle be labeled by unit.
- Water leaking at hose at building 2217.
- Nicole gave the homeowners pest control contact as Massey 888-262-7739

NEXT MEETING: The next meeting is March 3, 2015 at 10am.

Adjournment: A motion to adjourn was made by John Martinson and seconded by Jef Friton. Motion passed unanimously. Meeting was adjourned at 9:25am by John Martinson.

Respectfully submitted,
Michelle Thibeault

Sunstate Association Management Group, Inc. For the Board of Directors at Veranda VII at Heritage Oaks Association, Inc.