

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Board of Directors Meeting Minutes
Thursday, September 16th, 2021 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, Ralph Fierle, and Dave Brake all present via Zoom video conference. Also in attendance was Sean Noonan of Sunstate Management.

Approval of Previous Minutes: A **Motion** was made by Ralph and seconded by Pete to approve the April 6, 2021 minutes as amended. **Motion** passed unanimously.

President's report – Pete reported summer in Canada has been great. He hasn't caught any salmon at this point though. There haven't been many issues at Veranda 7 and there have been quite a few sales over the summer. Pictures of the property look good and Pete will be down next week. Projects will be discussed at the next meeting.

Treasurer's report – Ralph reported the budget is favorable by about 11000. Some of that will be taken up by mulch, palms, and pressure washing. We are over on irrigation repairs and Sean will reallocate 1182.00 from irrigation repairs to the capital reserve account. ADT inspections are coming due in November. Lengthy discussion was had regarding ADT inspections.

Unfinished Business

- **Action List** – Lengthy discussion was had going item by item through the action list.
- **Mulch** – A **Motion** was made by Dave and seconded by Ralph to approve the bid from LMP for mulch and shell. **Motion** passed unanimously.
- **Contracts**
 - **Palms** – A **Motion** was made by Pete and seconded by Ralph to approve Brown's Tree Service at \$28 per tree for 60 trees. **Motion** passed unanimously.
 - **Sidewalk Pressure Washing** – A **Motion** was made by and seconded by to approve Rob O'deh to perform pressure washing at \$1800. **Motion** passed unanimously.
 - **Gutter Cleaning** – A **Motion** was made by Pete and seconded by Ralph to approve Jeff to clean the gutters and perform ground cleanup. **Motion** passed unanimously.

Next Meeting Date – October 21, 2021 at 10:00 AM

Adjournment – With no further business to discuss, the meeting was adjourned at 11:17 AM.

Prepared by

Sean Noonan/LCAM
Sunstate Management Group, Inc.
For the Board of Directors at Veranda 7