

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Board of Directors Meeting Minutes
Thursday, January 20, 2022 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 December 16, 2021 minutes as amended. **Motion** passed unanimously.

President's report – No Report

Treasurer's report – As attached to these corporate records, Ralph reported on the December financials.

Unfinished Business

- **Issues List** – Pete reported on his updates to the annual calendar. Ralph will be double checking with ADT to confirm inspection dates. Lengthy discussion was had regarding the annual calendar. Sean will validate with Massey to ensure they are coming in February to refill the bait stations and punch the cards. We will be doing our walk around with LMP Friday, January 20, 2022 to go through the list that Bill provided. Pete reported we would not be approving any additional costs on the mailboxes. Sean will follow up with Shelli to find out what the next steps of the process are. Teri is preparing the latest owner contact list with phone number and emails. Ralph reported the ADT inspections of 2 units and a repair in another were postponed to a later date due to staffing issues. Ralph will follow up with Dawn from ADT. The fire extinguisher boxes have been moved and Ralph will do a small cosmetic repair on the stucco. Sean will schedule a walk with Mark from ADT to explore potential projects.

New Business

- **Project 2023** – Pete read the eblast he would like sent to owners regarding project 2023. Sean will eblast to the membership. A **Motion** was made by Ralph and seconded by Dave to approve the eblast. **Motion** passed unanimously. Lengthy discussion was had regarding the meeting for project 2023. A **Motion** was made by Pete and seconded by Ralph to approve the representative letter for project 2023. **Motion** passed unanimously.
- **Annual Meeting Date** – The annual meeting will be held on March 17, 2022.

Next Meeting Date – February 17, 2022 at 10:00 AM

Adjournment – With no further business to discuss, the meeting was adjourned at 10:55 AM.

Prepared by

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