

VERANDA VII AT HERITAGE OAKS ASSOCIATION
Board of Directors Meeting Minutes
Thursday, February 17, 2022 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, 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 January 20, 2022 minutes as written. **Motion** passed unanimously.

President's report – Pete reported there is no new information of Project 2023. Pete attended a President's of Counsel meeting and there was lengthy discussion on block voting. Pete gave a detailed explanation of how the voting would work. Pete reported on the MRTA Act through Florida Statute and COAs are not subject to this rule. Sean has added the 2030 MRTA to the issues list. Discussion was had regarding a reserve line item for the lanai cages. Lengthy discussion was had regarding the ownership and responsibility of the lanai screen and aluminum.

Treasurer's report – As attached to these corporate records, Pete reported on the January financials. Sean will follow up with accounting to make sure the invoice for Pye Barker is sent to the responsible owner.

Unfinished Business

- **Issues List** – Pete directed Sean to post the annual calendar to the website. Sean will contact Browns Tree Service for trimming in April. LMP pruning schedule is needed to eblast to owners. Tomorrow we will check the Massey tags while doing the walk around. Sean will bring the list from 1.21.22 email to check off accomplishments. Sean will bring the laminated ADT instructions for the walk around. We will ask Rob O'deh to pull up the carpet on the lanai of 2325 and seal the floor. Sean will compose an eblast outlining the process for installing the mailboxes and distribution of keys. Discussion was had regarding the rules on the side of the mailbox.
- **Rental Procedure** – Dave gave a lengthy presentation on how the rental process was being handled. He has been working with Teri of Sunstate to update the procedure and website. There will be a lease tab on the website to outline the process. The club has updated their documents to advise owners they must first check the Veranda 7 rules before proceeding.

New Business

Owner Comment – Art asked the board how the process with temporary guests works with family members. Chris asked about guests staying for 1 or 2 nights if he is in unit. He also asked which buildings belong to Veranda 7.

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

Adjournment – With no further business to discuss, the meeting was adjourned at 11:28 AM.

Prepared by

Sean Noonan/LCAM

Sunstate Management Group, Inc.

For the Board of Directors at Veranda 7