

Minutes: Audubon Landing HOA Board Meeting

May 22nd, 2019 6:30 PM

West Meadows Community Center

Call to Order – David Ritchie. 6:30pm.

- Attendee Recognition – D. Ritchie **A quorum of the Board was established with all five (5) Board Members in attendance. Eight (8) Members were in attendance at the meeting as well.**
- Updates To Agenda. **Add pool pump and pool grate repairs, and gutter repair at 19167 Lake Audubon**
- **Treasurer:** Financial Report YTD March and April 2019 – J. Garcia. **John Garcia briefly reviewed and discussed the financial report through April 30, 2019. Motion made by Bill Koerber to approve the Treasurer's Report, seconded by Marie Austin. The motion was unanimously approved.**
- **Without Meeting Confirmation** – David Ritchie
 - Approved the April 22, 2019 meeting minutes.
 - Approved Oak pruning proposal from Duval for the cost of \$11,746.00 to be funded by the reserves.
 - Approved the alteration application for 19145 Lake Audubon for an Oak Tree removal with conditions as listed on the recommendation from the ACC.
 - Approved the alteration application for 8618 Egret Point for replace the drainage pipe on the Lot.
 - Approved the pool drain grate replacement for the cost of \$175.00.
 - **Motion made by Marie Austin to approve the action without a meeting approval, seconded by Debby Amon. The motion unanimously passed.**
- **Individual Reports:**
 - Pool – B. Koerber **Bill provided an updated on the pool and noted that the heating expense has decreased since the winter months.**
 - Pool Weekly Service Proposals Discussion. **The Board discussed proposals to hire a new pool vendor to complete the weekly pool services for the Association. After discussion, motion made by Bill Koerber to approve the proposal submitted by Bay Guard Pool Services, Inc. contingent on the vendor clarifying the frequency of the pool brushings and vacuuming completed each week and the clarification being approved by the Board of Directors, seconded by Debby Amon. The motion unanimously passed.**
 - Update to Reciprocal Agreement Discussion. **Bill noted that the Board did not come to a consensus regarding the update to the Reciprocal Agreement with Dove's Landing. As such, no further action will be taken at this time.**
 - Pool Pump Repair Discussion. **The Board discussed the need for the pool pump to be repaired as the pump is not currently working. A-Quality Pools submitted a proposal to repair the Intelliflo vs drive kit for the cost of \$1185. After discussion, motion made by Bill Koerber to approve the proposal as submitted to be funded by the reserves, seconded by John Garcia. The motion unanimously passed.**
 - Gate – D. Ritchie. **Dave reported one concern with the entrance pedestrian gate that was not closing properly. Accurate Electronics had made the needed repairs and the gates are functioning correctly. The Board discussed that the exit pedestrian gate is not closing/locking correctly now. Likewise, the pool gate closer and handle/lock needs to be repaired as well. Chris will report these items to Accurate Electronics to have them repaired.**
 - Landscape & Irrigation Update – M. Austin. **Marie reported that the fertilization and pest treatments has been completed throughout the Association and soil tests are being completed for the few areas that are dead/dying. Duval Landscape will report the soil test findings once they are completed.**
 - Landscaping Committee Report. **The Committee reported that the Oak Tree pruning was completed, and the Committee believed the crew did a great job. The Committee has questions regarding whether potted plants should be allowed to be installed in the ground. The Board will review this concern at upcoming walk throughs and meetings.**
 - Communication/Newsletter Committee – J. Garcia. **John reported that the next newsletter will be sent to the Members in July. The Committee will include information about the deed restrictions as a reminder to the Members.**

Melrose Management Reporting:

- Attorney Letters - Issued by Reason. **None at this time.**
- Past Due Proof of Insurance Letters – Issued by Resident. **Reviewed and discussed.**
- Past Due Status. **Reviewed and discussed.**
 - Lien Discussion for Delinquent Accounts. **None to discuss at this time.**
- Violation Letters sent
 - Stage 3 Notices Review and approval to fine and escalate to the Violation Review Committee. **The Board discussed the stage 3 violations for the following Lots: 19115 Lake Audubon for lanai cleaning**

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to remove the mold/mildew and weeds, 19115 Lake Audubon for gutter cleaning to remove the debris from the gutters, and 19160 Lake Audubon for jacuzzi cleaning to remove the mold/mildew from the jacuzzi . Motion made by Marie Austin to impose a fine of \$100 per day up to 10 days totaling \$1,000 in aggregate, contingent on the Owners not curing the violations within the allowable thirty (30) day timeline as stated on the notices the Owners received and contingent on the results of the Violation Review Committee Hearing, seconded by Debby Amon. The motion unanimously passed.

Old Business:

- SWFWMD and Drainage Easement/Conservation Discussion/Update. **Debby Amon has setup a Special Meeting from the EPC on June 18, 2019 at 6:00pm at the West Meadows Community Center. Members are encouraged to attend the meeting to discuss questions or concerns with the drainage areas, easement areas, conservation areas or any other environmental question or concern for their Lot or in the Association.**
- Tree roots concern with sewer systems. **The Board discussed this concern and noted that they have approved the tree removal request for 19145 Lake Audubon contingent on the Owner of the Lot obtaining a permit from the City of Tampa. The Board will continue to review tree concerns/requests as they are submitted by Members.**
- Overnight Street Parking Discussion. **This topic was tabled to allow the Board to determine the meeting date for this vote.**

New Business:

- Gutter Repair Proposals 19144 Lake Audubon and 19167 Lake Audubon Discussion. **The Board discussed proposals for the needed gutter repairs at 19144 Lake Audubon and 19167 Lake Audubon. After discussion, motion made by Bill Koerber to approve the proposals submitted by Designer Gutters for both Lots for the cost of \$619.00 and \$250.00 respectively to be funded by the reserves, seconded by Marie. The motion unanimously passed.**
- 19165 Lake Audubon Potted Plantings, Landscaping Maintenance and Mulch Discussion. **The Board discussed the number of potted plants and the mulch concerns at 19165 Lake Audubon. The Owner was present at the meeting. The Owner of the Lot stated that previous Boards have given him verbal approval to have the pots on the Lot and to maintain the in-ground plantings that are on the Lot. The Owner also noted that that pots have been on the Lot for no less than ten (10) years. The Board agreed that this verbal approval was given the Owner by a previous board but noted that the Architectural and Maintenance Standards have changed. The Board noted that there is now a rule that limits the number of potted plants for each Lot to ten (10). The Board also noted that the Owner has pine bark in the landscape beds which is not consistent with the other Lots in the Association. Further discussion was held about this topic. Dave brought up the topic of whether the Lot was grandfathered in when the updates to the Architectural and Maintenance Standards were established. The subject of whether the Lot was grandfathered in was not definitively confirmed at the meeting. Marie and Debby stated that they would agree with grandfathering in the Lot if the Owner agreed to remove the mulch and any pots that are in way of the landscaping vendor's mowing services, at the Owner's expense. After the discussion, motion made by Bill Koerber to increase the number of potted plants allowed on each Lot to twenty (20) for all the Lots in the Association, contingent on the pots being positioned in a manner that does not interfere with or prevent the mowing of the turf grass on the Lot, the Owner of 19165 Lake Audubon is permitted to continue to maintain the potted plants and the in-ground plantings on the Lot in a manner that is acceptable and approved by the Association, the Owner of 19165 must remove the pine bark mulch from the Lot, at the Owner's expense, and that the Association will install shredded mulch to match the other Lots in the Association, seconded by John Garcia. A vote was held. By a vote of 3-2 vote the motion passed. Board Members Debby Amon and Marie Austin opposed the motion. The Owner agreed with the contingency to remove the pine bark mulch from the Lot prior to the Association installing shredded mulch. The Board noted that this motion and approval was made based on the prior, verbal agreement(s) with previous Boards in which the Owner was permitted to have the potted plants and to maintain the in-ground plantings on the Lot.**
- Fine Waive Request 19107 Lake Audubon Discussion. **The Board discussed the request to have the fine waived for 19107 Lake Audubon Dr. After discussion, no motion was made, and the Board will uphold the previously approved fine. Chris will notify the Member accordingly.**
- Next Walk-through – **June 20, 2019 at 9:00am**
- Next Board Meeting – **June 24, 2019 at 6:30pm**
- Meeting Adjournment – **8:26pm**