

Audubon Landing

ASSOCIATION, INC.

July 17, 2020

Dear Audubon Landing Homeowners,

Due to the onset of COVID 19, Audubon Landing Board has been unable to hold the monthly board meetings. The Board anticipated each month that we would be able to schedule our meeting with the community in attendance. We are now unable to plan or predict with any certainty when this opportunity will occur. We have considered many other options to hold an open meeting, including, zoom meetings, and have been advised that a meeting held 100% via conference call or electronically would not be legal.

During this interim, the board has been able to address most issues by having informal DISCUSSION meetings. We have a legal process, "Action without a Meeting" by which we can vote on an issue. The board president requests Chris to send an email to each member for approval/denial. All 5 members must approve for the measure to move forward. If there is not agreement by all members, the issue is tabled until we are able to hold an open meeting.

This is a list of the "Actions without a Meeting" as of July 1, 2020:

- Approval of February 24, 2020 meeting minutes.
- Approval of various landscaping work completed by Fernbrook Landscaping (this was approved by David and John only as projects were under \$500 each).
- Approval to have Bay Guard Pool replace the pool autofill and tune up the chemical pumps (this was approved by David and John only as the work was under \$500).
- Approval for irrigation work by Duval for \$5,255.00.
- Approval to use \$1,000 enhancement credit from Duval for the irrigation work.
- Approval to create Free Little Library.
- Approval to purchase new pool furniture fabric from Patio Land.
- Approval to appoint Fran Chmura to the Architectural Review Committee. Former Member Rose Weiss resigned from the Committee which led to the appointment of the new Committee Member.
- Approval of therapy dog based on the completed Animal Registration form for a potential new Owner.
- Approval of various irrigation repairs (37 heads and 4 lateral lines) for the cost of \$1,555.00 to be funded by reserves.
- Approval of new pool handle wrap for the pool for the cost of \$46.64 (this was approved by David and John only as the cost was under \$500.00).
- Approve Termination of the Duval Landscape contract effective July 31, 2020.
- Approve the Contract with Yellowstone Landscape for annual landscaping effective August 1, 2020.

Duval Landscaping has been continuously discussed at each of our informal discussion meetings. We have had weekly/biweekly discussions with Duval regarding our expectations and their shortcomings. Each of us agreed that Duval has failed to live up to their contractual agreement. Their lack of leadership and continuous turnover of employees (we had 3 different irrigation guys in 3 months) were especially troubling.

We interviewed a total of 3 other landscaping companies. Yellowstone, who was considered during 2019 budget process, agreed to the terms of their contract submitted in 2019. Their contract will be begin August 1, 2020 and end August 1, 2021.

The Melrose Management Partnership
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Other issues that we have discussed:

- Homeowner violations (such as pressure washing, flower pot issues, gutters, etc.) noted on the monthly walkthrough. The homeowner receives a friendly telephone call by a board member and if the violation is not cleared by the homeowner in one month then a letter would be sent by Melrose. This has worked very well and the number of mailings by Melrose has decreased substantially.
- Opted to have the AL pool remain open.
- Assessment of the infrastructure to our community. This includes walking throughout the community looking at each and every home regarding gutters, sidewalk pavers, and columns to sidewalks, driveways, mailboxes and mailbox posts.
- Reviewing the safety and security of our community. We are reviewing the gate directory and purging the names of persons who no longer reside in the community and a part of this process will be an effort to correlate the entry gate fobs with the correct homeowner. We are also reviewing access to the pool and the walk in/out gates.

The latest available financials for the AL HOA are as of May 2020. Each month's accounting is performed by Melrose and made available on the 20th of the following month. Our AL Treasurer reviews each month and currently the recurring expenses are in line with prior months. The Actual Expenses vs Budget are in line with projections except with administrative expenses (misc. Bank Charges). AL HOA Treasurer is currently asking Melrose for details on these items. The monthly deposit of HOA fees has been transferred to the reserve as is usual procedure. Various items approved by the Board via "action without a meeting" were paid from the reserve.

As we continue to discuss the needs and issues of importance to the community, an open meeting will be scheduled once all restrictions are lifted and it is safe to do so. The substantial cost of mailing monthly or bimonthly discussion reports is prohibitive; however, as a homeowner you always have the ability to contact Melrose regarding any questions or financials. The AL Board operates in the "Sunshine" and all records are available upon request through Melrose.

Sincerely,

David Ritchie, President

Julie Thornhill, Vice President

John Garcia, Treasurer

Debby Amon, Secretary

Joyce Byers, Director at Large

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