

Minutes: Audubon Landing HOA Board Meeting

May 24th, 2021 6:30 PM

West Meadows Community Center

Call to Order – D. Ritchie. 6:30PM

- Attendee Recognition – D. Ritchie. **Four (4) Board Members were present: David Ritchie, Julie Thornhill, Maury Rakes and John Garcia. Thirteen (13) Members were present as well. Kimberly Bramson represented Melrose Management.**
- Updates to Agenda. **None**
- Approval of April 26, 2021 Meeting Minutes-meeting minutes were previously approved with an **Action Without a Meeting.**
- **Treasurer:** Financial Report YTD April 2021 – J. Garcia. **John Garcia gave a brief report on the April 2021 financial report stating there are still a few categories that are not correct. He will send a list of these items to Melrose to adjust. Otherwise, all looked in order.**
- **Individual Reports:**
 - Pool – D. Ritchie. **David Ritchie reported that the pool ladder has finally been fixed. He also gave an update on the paver work which is scheduled for June 14th. He also mentioned that the pool heater will be turned off on June 1st. Maury brought up the ripped lounge and the missing umbrella which David is taking care of.**
 - Gate – J. Garcia. **John Garcia reported that the exit gate developed an issue with the loop detectors that needed to be replaced at a cost of \$755.45 which the Board approved with an Action Without a Meeting. The work has been completed and everything seems to be in working order now.**
 - Landscape & Irrigation Update – J. Byers and J. Thornhill. **Julie reported that the amount of irrigation head replacements has seemed a bit high recently. There also seems to be a delay in when Yellowstone does their wet checks and when the invoices are received which makes it hard to track. Management needs to inform Yellowstone to look into the large brown spots around the community to see if it is due to irrigation issues or something else. Management also to find out a confirmed date for the palm tree trimming and to get the proposals for the 2 cul de sac areas as well adding stones/boulders near 9173 to protect the grass and sprinkler heads from the trucks that drive through the cul de sac. There was a lot of homeowner input regarding the landscaping with discussion back and forth with the Board. The Board also reviewed the proposals for the area behind 8602-8608 Egret. After discussion, David motioned, Julie seconded, all in favor motion approved for Cody's Tree Service to perform the work to be paid for out of the reserves. A tree in the cul de sac needs removed and after discussion Julie motioned, Maury seconded, all in favor motion passed, to have Yellowstone remove the tree for \$280. Finally, Yellowstone's contact was discussed. The current end date for the contract is July 31st but after some discussion the Board asked Management to find out if the contract could be extended until January 1st with plans for the Board to bid out the landscaping services in October.**
 - Communication/Newsletter Committee – J. Garcia. **The next newsletter will be scheduled for July. John mentioned that there are still website updates pending.**

Melrose Management Reporting:

- Attorney Letters - Issued by Reason. **None, currently.**
- Past Due Proof of Insurance Letters – Issued by Resident. **Reviewed and discussed.**
- Violation Report- **After reviewing the report, John motioned, David seconded, all in favor motion passes to send 19147 to the fining committee for the torn lanai screen.**
- Past Due Status. **Reviewed and discussed.**
 - Lien Discussion for Delinquent Accounts. **None to discuss currently.**

Old Business:

- Driveway/Sidewalk replacement- **The Board will provide a list of the areas that need to be completed. Once the list is received Melrose will reach out to the vendors for proposals.**

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New Business:

- Roof Issues reported at 19120 & 19107- **There is a loose shingle at 19120 that was discovered by a home inspection that needed repaired. John motioned, Julie seconded, all in favor, motion passed to approve the minimum repair cost of \$300. The Board also discussed the leak issue at 19107 and the proposal from the roofing company for the repairs. After discussion the issue will need to be looked into further because the Board is not positive that the issue is an actual roof leak.**

- Next Walk-through – **June 24, 2021 at 9:00am**
- Next Board Meeting – **June 28, 2021 at 6:30PM**

- Meeting Adjournment – **8:00 PM**