

Audubon Landing HOA Meeting
Minutes September 27, 2021
West Meadows Community Center

Call to Order 6:30 PM

D. Ritchie, J Thornhill, M Rakes, J Byers present, j Garcia absent. Kelly Kerr (Melrose Mgmt.) absent
Quorum established.

Attendees recognized. Ten (10) residents in attendance.

No packet received. Agenda received but not relevant.

Updates: Approval of August 25th, 2021 tabled as the Board has not received a final corrected copy.

Treasurer report: D Ritchie spoke for J Garcia. Financials have yet to be corrected since first of year. J Garcia has made numerous attempts with Melrose.

Pool: D Ritchie reported proposal with Tampa Bay Plumbing not correct. Only one shower head to be repaired for \$263. Kelly to contact vendor for correction of proposal. J Thornhill motioned to approve proposal for \$263 amount, J Byers 2nd, motion carried. All approved. Kelly to contact vendor for scheduled start date.

Pool pavers. Kelly to contact Premier Pavers for scheduled start date.

Gate: Currently working without any issues.

Landscaping. J Thornhill reported not in receipt of any irrigation invoices for July, August, Sept Meeting with Josh (Yellowstone) to get any nozzles repaired. Crew not to edge back of lanai over 12 inches, also no deep edging at mailbox or electrical boxes. To string trim perimeter 1 to 1 ½ feet. Kiosk enhancement scheduled end of Oct of 1st of November. Discussed small island enhancements to remove old mulch, replace with new soil & reduce # of jasmine ground cover to 80 plants for total of \$1295.35. Open discussion (not in Board materials) J Thornhill motioned to approve, D Ritchie 2nd, motioned carried, all approved.
Mowing will begin biweekly in October.

Communication: Newsletter to be delivered 1st of October.

Reserve Study D Ritchie motion, J Byers 2nd to approve pay retainer of \$1600 of the total \$3300. . All approved. Kelly to schedule the meeting date with the AL Board.

Melrose Management:

No updates re' Attorney letters
HO Proof of insurance
Compliance list
Past due reports

OLD BUSINESS:

- Shower leak discussed under pool issues
- Melrose to draft letter to Attorney requesting clarification of responsibility (HO or Association) for pavers at front door entry way. (multiple requests to Melrose)

- Also request Melrose to draft a letter to Munyan upper management re' repair of the five (5) doors that have bubbled. No response from repeated calls. (multiple requests to Melrose)

NEW BUSINESS:

- Budget for 2022- review is scheduled
- HO portal on AL website discussed. Melrose to copy AL Board on the community issues & concerns.
- ACC applications.. Discussion regarding applications not being processed in a timely manner by Melrose. There is automatic approval after 30 days.
- Cody (Cody's Tree Service) assessed the oak tree located at 8611 Egret Pt. & determined tree is not diseased.

West Meadows Garage Sale October 9th, 2021 from 8 AM to 2 PM. AL gates to open at 7:30 AM.

Pool heater has been requested to be turned on.

Pool landscaping changes discussed. To obtain an updated proposal.

Next Board Meeting October 25, 2021

Next Walk Through TBD

Meeting adjourned at 8 PM

Respectively submitted

Joyce Byers, Secretary

Julie Thornhill, VP