

Board of Directors Meeting
Approved Minutes
8-23-22

1. Gerri Pennachio called the meeting to order at 6:30 pm.

2. Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President
William Mellon, Vice President
Janet Shearer, Secretary
Gregory Hannie, Treasurer
Shannon Hannum, Director
Rita Fandrich, Director (Not Present)
Linda Sowell, Director

Tori Gee, LCAM and Admin Asst., Terry Wexler were also in attendance.

3. Janet Shearer made a motion to approve the minutes from the 7-26-22 Board of Directors meeting as submitted in the Board Packet.

Bill Mellan second the motion.

The motion was put to a vote and the vote passed unanimously.

4. Gerri Pennachio gave a verbal President's Report.

5. Gregory Hannie read the Treasurer's Report

Bill Mellan made a motion to accept the report as submitted in the Board Packet.

Linda Sowell second the motion.

The motion was put to a vote and the vote passed unanimously.

6. Tori Gee, LCAM read the Manager's Report.

7. Gerri Pennachio gave an update on the second letter received from Becker & Poliakoff regarding the elements of the community. The second letter had no more detail than the first and basically requires the Board to make the determination. Therefore, Gerri Pennachio has recommended that she begin an Association Attorney search.

Bill Mellan made a motion to approve Gerri Pennachio looking for another attorney, with preference being given to a local attorney who has broad COA knowledge and experience, who can offer a reduced rate, and who can be more readily available to the board. She has contacted a local attorney, Dan Pilka who will come to the next Board of Directors Meeting to speak to the BOD.

Janet Shearer second the motion.

The motion was put to a vote and the vote passed unanimously.

8. The renewal contract for Spectrum Bulk Services is included in the Board packet along with a recap of the important details.

Greg Hannie made a motion to approve the contract in the Board packet with Spectrum Sunshine State, LLC, for the Association Bulk Services, as well as the Association office internet service, in the monthly amount of \$6,720 (plus taxes) with an annual increase starting January 2024 of 6%, per year until the end of the 5-year contract, with a lump-sum payment being made to the Association as a renewal bonus in the amount of \$28,000 90-days after the effective date.

Bill Mellan second the motion.

The motion was put to a vote and the vote passed unanimously.

9. A recap of companies that were contacted to purchase the Association golf cart is included in the Board Packet.

Janet Shearer made a motion to sell the Association golf cart to JR Golf Cart in the amount of \$1,400 on August 24, 2022. Bill Mellan second the motion.

The motion was put to a vote and the vote passed unanimously.

10. William Mellan and Gregory Hannie have been working on the initial set-up of the ARC. "The Initial "ARC" Architectural Review Committee Procedure" is included in the Board Packet for your review and approval tonight.

Shannon Hannum, made a motion to approve "The initial "ARC" Architectural Review Committee Procedure" included in the board packet.

Janet Shearer second the motion. The motion was put to a vote and passed unanimously.

11.Tori Gee, LCAM recommended that the Board approve setting up a second operating account at Centennial Bank for the purpose of separating the funds that will be used to pre-pay the annual insurance policy from the regular operating bank account. The annual payment due March/April each year will be estimated based on the current policy amount. It will then be divided by 12 and a monthly amount will be transferred from the regular operating account to an account called "Operating- Insurance PPD". This is an interest-bearing account and will help the Board see the actual funds that are available for use in the Operating account, on a monthly basis.

Bill Mellan, made a motion to approve setting up a second operating account at Centennial bank called "Operating-Insurance PPD".

Shannon Hannum second the motion.

The motion was put to a vote and passed unanimously.

12.Tori Gee, LCAM gave a verbal update on the asphalt/storm drain project to include the approval given by (2) two Board members, in writing, for the quote from Atlantic Pipe Services in the amount of \$4,685 to plug, clean, inspect and find the damage in the storm drains going from Waterfall to Stonewater Dr and at the end of Waterfall towards the lake. A second quote was received but it took them two weeks to provide the quote, holding up the project and the quote came in at \$12,550. Atlantic Pipe will begin the work this Friday. Once complete, they will provide a report and video of their findings, along with a proposal to repair all damage found to the storm drains. This will need immediate approval as well. Spectrum is constantly contacting me, PUSHING HARD, to get this done so that they can install the proper cable for bulk services use to our owners. We need to move on this to allow them to do their work.

13.Janet Shearer, made a motion to adjourn the meeting at 7:27 pm.

Bill Mellan second the motion. The motion was put to a vote and passed unanimously.