

Board Workshop Meeting
Tuesday, May 2, 2023
6:00 p.m.

In attendance were:

Joseph M. Carr, Sr., President
Patricia Vanlandingham, Treasurer
Dolores Nester, Secretary
Timothy Graham, Brighton Director
Neil Wertheim, Mayflower Director
Mark Stilwell, Property Manager

Yuri Parraga, Vice President and William Gilmour, Mayflower Director, were not present. There was a quorum.

Mr. Carr opened the meeting at 6:02 p.m. Following are notes from the discussion:

Paint Schedule: In order to do painting of the multi-family units based on the amount of time that has elapsed since the last time they were painted; our attorney has made a change in our directive; this requires a schedule of meetings to enable painting of buildings in phases by age. This would require an amendment to the Declaration which is a different process. The Board votes on an amendment and then village meetings are held and the Voting Member of each village (Director of the Village) casts a vote for their village and then, assuming it passes, it goes out to all homeowners for a vote. To go to the Board at the May 2023 meeting. Attorney Ross to provide timeline and documents.

Voting Process: We are proposing a change in this process so that in the future the Board will present something, there will be meetings in the community and then rather than the Voting Members casting a vote for their villages it will go directly to the people in the community for a vote and one-third of those people create a quorum. Of that one-third quorum, fifty-one percent make the decision. This does not take the power away from the Board to make ordinary day-to-day decisions.

Meetings in Summer: Timothy Graham said he planned to be away during July and August but can call in. The Board usually does not meet in July, August and December. Mr. Carr said he felt there was too much going on to not meet in the summer. Mr. Stilwell mentioned that the Board may need to hold meetings to approve violation fines.

Palm City Pool and Spa has been retained to service the pools. A deep cleaning process will be done by a diver who will scrape the pool walls to remove the black algae and add chemicals. Palm City Pool had an insurance increase and had to increase our fee by \$50. Contract was signed.

Work on the pool bathrooms is progressing. The ladies' bathroom is expected to be done next week. The men's bathroom is still being worked on. There is a timer on the lock which is set to open at 5:00 a.m. and lock at 9:15 p.m. A deadbolt is above the timer lock which is for emergency use in case the bathrooms need to be locked with no access.

Next step on the changes in guidelines is to have someone sit down with Lois and input their suggested changes; then a 14-day notice is required for the Board to vote on these issues. The Landscape Committee has additional items to bring to the Board, one being the use of artificial turf and also edging blocks and fruit trees. Regarding the artificial turf, must input owner responsibility for any damage to water main, pipes, culverts, etc. Also, to be included for the Board to approve is cement block edging and prohibiting fruit trees. Concerning painting of exterior doors, ARC guidelines state the color must be white, but any changes must go through ARC.


Tennis Courts: an updated proposal has been received from PCI Sports including the canopy and framework for the playground. Did not break out in the bid. Fifty percent deposit to start. There is a CD for this Special Assessment coming due in July to cover the rest.

Landscape proposals have been extended to May 17.

It was asked if the cabana covers that will be removed can be used in the pool area for shade. Mr. Stilwell stated they are not in really good shape and wood pergolas in the pool area are also not in good shape. Remove the pergolas and replace them with sails as an option.

Yuri Parraga made a motion to adjourn, seconded by Neil Wertheim. Unanimous. The meeting adjourned at 7:49 p.m.

Respectfully,


Dolores Nester, Secretary