

# GARDEN OF FOREST LAKES HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

January 18, 2023

**DATE & LOCATION:** Wednesday, January 18, 2023, 7:00pm  
Ameritech large Conference room and zoom call.

### Call to Order: 7:00pm

**Proof of notice and Establish Quorum:** Proof of notice was posted, and Quorum established: President David Shields, Secretary/acting Treasurer Cindy Lenok, Director Jamie Steffen attended in person and one Homeowner by zoom call.

**Minutes:** Reading of the minutes from previous meeting were waived. David S. 1 made motion and Cindy Lenok 2<sup>nd</sup> motion.

### Agenda items:

**Tree Trimming** – Board to provide new scope of work to vendors. Jaime will have previous board member Patrick to mark trees and get some more quotes.

**Siding Repairs** – Specialty Services started repairs 1/9 project was stopped, upon receipt of correct color siding to finish.

**Drywall Repairs** - Pending revised bid for drywall only. no texture or paint. 121/123 Lobolly leak repairs Servpro and Dry solutions to provide drywall repair bids. And for 123 Dry Solutions to inspect and provide recommendations. Inspection scheduled for Tuesday 1/24/23.

**123 Lobolly** – Irrigation running 24/7 from stuck valve – T4 crew helped and was able to find the shut off valve and turn off. T4 to provide a proposal for irrigation service

**Dumpsters**- David Posted signs on each dumpster to help prevent trash on the ground. No charge

Violation notice sent to 138 Hunter Lake for unregistered Florida vehicle.

**Storage shed** – lock was replaced by David. -no charge

**New Business:** FPAT appraisal inspection is due, last inspection was 2013, – A motioned was made to go ahead and schedule FPAT insurance valuation inspection.

**Maintenance Services** – Request for a regular maintenance repair budget of \$750.00, To ensure that minor maintenance issues will be addressed in a timely manner. BOD agreed to approve \$500.00 budget approval for minor maintenance services/repairs, motion was made to approve David S. 1<sup>st</sup> motioned, Cindy 2<sup>nd</sup> and motion was passed by all.

**Applications** – Rules & Regulations will be added to Association application, no fee and no background check was agreed on.

**140A Hunter** – reconstruction update by David S. and still ongoing process.

David discussed the HOA has title to a unit that is not being rented to off set monthly expenses being incurred. Recommended the Board consider finishing up repairs to the windows and rent to generate \$1500 to \$1800 monthly income. David will get quotes to get the unit ready for possible rental. Suggested that legal be consulted to see what expenses may be put on the units ledger.

David advised the board of excess funds held by the HOA that is not earning a competitive rate of return and exceeds FDIC insured limits.

Recommended the Treasurer review financials and provide the Board a strategy for managing HOA account funds. David will provide a contact of a Rep from Edward Jones that had assisted other associations with their funds.

**Board Classes:** David will provide the Board the schedule of the 2 ½ hour ZOOM “BOARD BASICS” classes provided free of charge by Ameritech.

**Adjournment** – David Shield motioned to adjourn and all approved motion. Meeting adjourned at 8:53pm

Submitted by:

Katherine Reynolds

Ameritech- Administrative Assistant