

GARDENS OF FOREST LAKES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
AUGUST 2024 MINUTES

Date: Thursday August 29, 2024

Location: Cypress Forest Recreation Center

Agenda items

Call to Order: Cindy Lenok - President at 7:02pm

Proof of notice and Establish Quorum; Proof of notice was posted according to the Florida Statutes, and quorum established: President-Cindy Lenok, Treasurer-Janet Sherfey, Director-Patrick Maddox; Also present: Property Manager, Magda Hatka and 4 attendees

Approval of Minutes: Minutes from August 15, 2024; Special Meeting Minutes were approved with the correction to add "Minutes" to the heading. ***Motion:** Janet Sherfey-Motioned for approval; Cindy Lenok-Second; All in favor. ***Motion:** Cindy Lenok to approve July, 2024 minutes at September Board meeting. Janet Sherfey-Second; All in favor

President Report: Discussed throughout Old/New Business Agenda items

Treasurer's report:

***Motion** was made by Janet Sherfey to make a Journal Entry to Debit account 20-2110 and 20-2120 for their full balances (thus bringing these accounts to a zero balance), with an offsetting Credit to account 20-2110. The security deposit for 2110 and 2120 were liabilities of the security deposit from the renters of units that have been absolved years ago. Second by Cindy. All in favor.

Delinquent account arrangement: ***Motion:** Janet Sherfey motioned to approve the payment schedule presented to us in the email from D .Pilka's office on August 27th. Second-Patrick Maddox. All in favor

Manager's report:

Financials were emailed by Magda; discussion of mailing of the hard copies as the envelope was postmarked 8/21/24. There is a contractual obligation for Ameritech to send out the financials by the 10th of the each month.

Collections: 90+ days delinquent -7 with attorney
30+ days delinquent- 9

- a. Proposals for dumpster enclosure roofs: Tom Z-\$2,850.
- b. Beryl Engineer – Inspection of balconies - \$5,500 / \$69 ea. Obtaining second proposal.
- c. Adam B’s Tree Service - Palm trees trimming—(178 palm trees) \$6,000
- d. City of Oldsmar – Reducing the pick from 3x to 2x per week. ***Motion:** Cindy Lenok motioned to have trash pickup reduced to 2 times a week (Monday & Thursday); Second-Patrick Maddox; all in favor.
- e. Piper Fire Inspection—will be coming to inspect fire extinguishers
- f. 139 E delinquent maintenance fees: Request was submitted to CEO Karen B at Ameritech to remove the monthly late fees applied to the delinquent maintenance fees for unit 139E.
- g. Specialty Builders—Proposals 122 F/H; 125 F leak repair. ***Motion:** Cindy Lenok motioned to have Specialty repair leak at 122 F/H; Second-Patrick Maddox; Janet Sherfey not in favor. ***Motion:** Cindy Lenok motioned to have Specialty Builders to complete the investigation of the cause of the leak in 125F; Second-Patrick Maddox; Janet Sherfey not in favor
- h. 128D – Received 1 proposal for the carpet replacement-\$950. Requested homeowner send pictures and 2 other estimates

Old Business:

- a. 140 Rebuild-Patrick Maddox advised that Atty Pilka was to be communicating progress -Electric shutdown-9/5-8:30 am to 3:00 pm for Electric Panel replacement
- b. Breezeways: Patrick M. agreed to the stripping of the paint-@\$13,000. Will table until we are past rainy season.
- c. Bad Wood Project: Still in progress. Punch list for bad wood project was being worked on.
- d. Irrigation: Patrick Maddox advised the City has turned off all the water meters, at his request until all leaks have been investigated. All timers have been turned off. Discussed leak at 130 and 133.
- e. Termites- discussed; determining the source of funds

New Business:

- a. Delinquency arrangement - discussed and approved - documented in Treasurer’s Report. Dumpster enclosure repairs - discussed in Manager’s Report
- b. Tree trimming - discussed in Manager’s Report
- c. Repair leaks - 122 F/H and 125F - discussed in Manager's Report

Member discussion

*******NEXT BOARD OF DIRECTOR’S MEETING: To Be Determined**

Adjournment: Cindy Lenok motioned to adjourn: Janet Sherfey - Second; all in favor. The meeting was adjourned at 8:53pm.