

GARDENS OF FOREST LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 2024 MINUTES

Date: Wednesday, July 31, 2024

Location: Cypress Forest Recreation Center

Agenda items

Call to Order: by 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, Secretary-Steven Phillips; Also present: Property Manager, Magda Hatka and 7 attendees.

Approval of Minutes: Minutes from June, 2024; Board of Director's meeting was approved. ***Motion:** Cindy Lenok-Motioned for approval; Janet Sherfey- Second; Steven Phillips-not in favor and no discussion as to why. Minutes approved.

President's Report: Discussed throughout Old/New Business Agenda items

Treasurer's Report: See attached addendum

Manager's Report:

- a. Financials sent 7/10/2024 to Board.
- b. Collections: 90+ Days delinquent-8 units-with Attorney; 30+ days delinquent-6 units—
- c. ART Pest Control: Issue at 138B Hunter Lake Drive-Addressed
- d. A1 Towing Contract: Signed contract given to Magda to be forwarded to A1.
- e. After Hour Calls:
 - 5/26--134E Sycamore—Dunedin Electric bill charged back to owner-\$1,268.05.
 - 6/26 – 125B Camphor- Dunedin Plumbing \$885.65. Discussed after-hour fee. Magda to call to discuss charges with vendor
- f. Specialty Builders: Job scheduled for 128D (drywall); 135E (leak); 122 F (leak)
- g. City of Oldsmar water bill –increased for 125 Camphor due to leak.
- h. Dryer vents: Discussed proposals obtained; additional information needed
- i. Plumbing Leak: 140E/140G – Toilet leak; owners' responsibility.
- j. 140 Plumbing leak- City of Oldsmar / broken pipe was reported to PDR.
- k. Handyman/Maintenance guy-Brian Broker to evaluate the loose railings. Discussed reaching out to PDR to see if there is any leftover siding.
- l. 128D Carpet Replacement: Magda as Manager, recommended not to make the exception. The Board advised homeowner to submit estimates and photos/videos.

Old Business:

- a. 140 Hunter Lake: Rebuild-Patrick Maddox discussed that PDR had a “punch list” that is being worked on. Discussion is ongoing as well as repair
 - Trench-Insurance company being contacted to take care of the cost.
 - Electric shutdown-8/5-8/6 for Electric Panel replacement
 - Questions from 140 homeowners.
- b. Electrical Panel Project: All but building 140 have been completed
- c. Breezeways: Patrick M. still trying to get some proposals on options of re-surfacing
- d. Bad Wood Project: Currently still in process / expected completion in the next week or so.
 - Steven Phillips started a discussion on topics already discussed—Cindy Lenok, President-stopped discussion and moved on to next agenda item. **Steven Phillips confirmed resignation and left the meeting. Cindy Lenok accepted resignation.
- e. Irrigation: Patrick Maddox advised that there is still an ongoing issue with the irrigation. The City has turned off the meter that feeds the irrigation to 133. The leak stopped. Magda to call City of Oldsmar to come out and turn off all irrigation meter boxes.
- f. Termites- discussed

New Business:

- a. Reorganization of Board-Steven Phillips resigned during meeting.
- b. Balconies: Magda to get estimates for engineer to examine the balconies.
- c. Trash Services: Discussed reduction in trash pick-up.
- d. Building Conformity: 140 breezeway-Wood painted white by homeowner; requested Specialty Builders to review.
- e. Building Maintenance: Discussed loose handrails. Magda to have handyman to check into.
- f. Dumpster Housing: 133 door to be fixed by AWO; Requested estimates to repair holes in roof of dumpster housing roof.

*******NEXT BOARD OF DIRECTOR’S MEETING: THURSDAY, AUGUST 29TH ~ 7pm*******

Member discussion

Adjournment: Janet Sherfey motioned to adjourn: Cindy Lenok-Second; all in favor. The meeting was adjourned at 8:36pm.

BOARD OF DIRECTORS MEETING
JULY 2024

Treasurer's Report

July Financial report--Janet stated that last month she reported the largest variance between our budget and our actuals was on the Revenue line at approximately \$100,000. We had budgeted \$439,000 of Revenue but would use \$330,000 which left us \$100,000 short at the mid-year mark. She went on to explain how the Reserves are delegated. She showed the proposed budget document that was sent to the homeowners. She advised that the Budget column on our Income Statement reflected the budget that was not approved as opposed to the Budget that was approved. Advised Magda is in the process of having the Financials statements reprinted that will give us much more of a truer picture of where we are vs. where we are supposed to be.

Janet explained that we had about \$80,000 in our Insurance Deductible Reserve. The Budget that was adopted included pulling the \$80,000 from this. She went on to say the reason we are paying less of a maintenance fee than initially proposed is because this occurred. She suggested that the homeowners be sure to have the finances to contribute to the deductible if there was a need due to a catastrophe that might occur. Additional discussion occurred.