

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

Date: Wednesday, June 26, 2024

Location: Cypress Forest Recreation Center

Agenda items

Call to Order: by Cindy Lenok - President at 7:00pm

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; Attorney Dan Pilka and 11 attendees.

Approval of Minutes: Minutes from May 15, 2024 Board of Director's meeting was approved. ***Motion:** Attorney Dan Pilka Motioned for approval; Janet Sherfey and Cindy Lenok approved; Steven Phillips-abstained. Minutes approved.

President Report: Discussed throughout Old/New Business Agenda items

Treasurer's report: Largest area of variance is with delinquencies. Discussion of delinquency collection procedures by Janet Sherfey and Attorney Dan Pilka.

Manager's report:

- a. Financials sent 6/11/2024 to Board.
- b. Collections: 90+ Days delinquent-8 units-with Attorney; 30+ days delinquent-2 units—discussed.
- c. Violations: 7 letters sent with Board approval; Loud Noise, Fire Hazards, Unleashed dogs.
- d. ART Pest Control: Issue at 125H Camphor-flying ants/not termites; Resolved
- e. A1 Towing Contract: New Contract; Authorized callers: Magda Hatka (Ameritech) and Cindy Lenok from the Board. A password will also be attached to the contract.
- f. After Hour Calls:
 - 5/26-Electrical Issue-134E Sycamore
 - 6/20-140 Sprinkler Monitoring Alarm
- g. Drywall repair: 128 D not complete
- h. Potholes- Hunter Lake and Lakeview – repaired
- i. Electrical Shutdown: Notices posted on the individual units & building; Notice posted on the website.

Old Business:

- a. 140 Hunter Lake: Rebuild-Attorney D. Pilka provided progress-Ongoing
 - Payment made to Paul Davis
 - Trench-still there; Attorney D. Pilka to follow-up with Paul Davis
- b. Electrical Panel Project: Ongoing; 7 more buildings
- c. Bad Wood Project: Attorney D. Pilka discussed.
- d. Breezeways: Patrick Maddox provided information; options still being researched
- e. Irrigation: Janet Sherfey and Patrick Maddox did 2 walk throughs of property with owner of T4. Findings: Zones not on. Two buildings where the electric boxes have been replaced-do not have House Meter account set up -Patrick looking into.
- f. Potholes – discussed in Manager’s report

New Business:

- a. Termites: 3 estimates-Couch’s Pest Patrol, Terminex and ABC Pest Control provided estimates; information provided by Patrick Maddox; ***MOTION:** Cindy Lenok motioned to go with ABC Pest Control- \$13,000 First year-ongoing \$1,000 quarterly. Janet Sherfey -Second; All in Favor-Motion passed.
- b. Pest control: Researching further to determine if needed.
- c. Delinquency Policy-Discussed in Treasurer’s report.
- d. Landscaping: Janet Sherfey and Patrick Maddox did walk through with T4 discussed concerns
- e. Project Advisor: ***MOTION:** Cindy Lenok motioned to make Patrick Maddox the Project Manager for the Board managed projects to include: 140 Rebuild, Bad Wood Project and Electrical Panel project. Janet Sherfey-Second; All in Favor-Motion passed.

*******NEXT BOARD OF DIRECTOR’S MEETING: WEDNESDAY, JULY 31st ~ 7pm*******

Member discussion

Adjournment: Steven Phillips motioned to adjourn: Cindy Lenok-Second; all in favor. The meeting was adjourned at 8:43pm.