

**DATE:** Thursday, January 28, 2021  
**TIME:** 6:00pm  
**PLACE:** **ZOOM MEETING**  
**MINUTES**

1. **Call Meeting to Order:** The meeting was called to order at 6:08pm.
2. **Determination of a Quorum:** Lauren Wilson, Susan Lerman, Mitch Hansen, and Tina Garrett. Dan Pittaro excused absence.
3. **Confirmation of Proper Meeting Notice:** Notice was posted in accordance with FL ST 720 and the association's documents.
4. **Approval of Previous Meeting Minutes: October 8, 2020 and December 17, 2020 MOTION** made by Susan, seconded by Lauren to approve with noted corrections to the October 8<sup>th</sup>, 2020 minutes "Item 10, B, Dog Park, Susan and Lissa vote opposed.". MOTION passed 3 in favor 1 abstained. **MOTION** made by Susan, seconded by Lauren to approve the December 17<sup>th</sup>, 2020 meeting minutes as presented. MOTION passed unanimously.
5. **President's Report**
  - a. Lauren welcomed new board members.
  - b. Lauren introduced Jay Brady and Ryan McCarthy of Communications Consulting Group. Jay and Ryan gave a summary introduction. Jay and Ryan will do additional research. The board will take this under consideration.
6. **Treasurer's Report** Mitch reported from the December 31, 2020 financial statements.
7. **Manager's Report** (see attached)
8. **Committee Appointments, Resignations and Reports**
  - a. **ARC:** Lissa Pygott, Bob Sills, Ben Wilson, Tami Cashi and Vanessa Grimaldi. The ARC will stay at 5 at this time and thank all three of the additional volunteers that expressed interest.
  - b. **175 Wall:** Janet Hurley, Donna Mulig, Brandy Wiesner, and Scott Ettlinger.
  - c. **CDD:** Lauren Wilson will provide the monthly updates.
  - d. **Hearings:** William Bauer, Ric Romanoff, Chris Abernethy, Kathryn Murphy, and Mike Otchet.
  - e. **Landscaping:** Mike Otchet, Armand Houze, Sarah Kupiec, David Pere, and Paul CuvIELLO.
  - f. **Ponds:** TABLED.
  - g. **Social:** Nancy Bibbins, Michaelene Houze, Helene Davis, Sandy Rahman, Susan Lerman, Shirley Romanoff, Moria Saviola, Carol Lipker, Linda McCarthy, Patty Small and Sandy Otchet.
  - h. **New Events:** Hillary Varona, Margarita Hansen, Angie Downey, Stephanie Farrell, Connie Shaffery, Vanessa Grimaldi, Lissa Pygott, Shelly Bishop, Carly Satterfield, and Cathy Netherton.
  - i. **Hurricane:** Donna Mulig, Mark Bell, Ben Wilson, Kirk Downey, Ann Kesy, and Sandy Bussiere
  - j. **Newsletter:** Lissa Pygott, Susan Lerman and Loni Zeichner
  - k. **Event Assistants:** Armand Houze, Ben Wilson, Kirk Downey, Mark Bell, Mitch Hansen, Arnold Rahman, Mike Otchet, and Danny Saviola.

**MOTION** made by Lauren, seconded by Susan to appoint the above listed committees and members. MOTION passed unanimously.

**ARC REPORT:** Lissa Pygott, ARC Chair sent Susan Lerman the following: The ARC committee is receiving a growing number of requests to remove oak trees that were originally planted too close to driveways. The CCRs require oak trees removed to be replaced by a canopy tree. There are a growing number of homes that are not replacing their street trees, resulting in several 'street tree' free zones which are arguably detrimental to the overall curb appeal of the community. In addition, Manatee county has street tree requirements (per frontage) which are not being met on certain lots. The committee asks that the board might address the issue and create an actionable plan so that our neighborhood's mature landscaping can be replaced and maintained without detriment to property and property values.

**LANDSCAPING REPORT:** Armand gave the report. The committee is meeting with Duval Landscaping on a weekly and now bi-weekly basis. Duval now manages both the HOA and CDD contracts. The account manager is Jeff. Armand reports that his is doing a fine job. Susan and Armand confirmed that the rust stained on not a cause of Duval.

**PONDS REPORT:** The Solitude's contract will be reviewed.

**NEW EVENTS REPORT:** Carrabba's take home meal is planned for 2/15/21. Details will be emailed to owners.

9. **Homeowner Comments (limited to 3 minutes each)**

- a. Kathryn Murphy offered to assist in the reserve study this year.
- b. Janet Hurley asked if Duval is to blow the leaves off the lawn. Armand will follow up.
- c. Armand mentioned that Duval will host a luncheon meeting to connect with residents.
- d. Cammy thanked the current board and all the community volunteers.
- e. June asked for an update on a dog park. Nicole confirmed there are no updates on this project to move forward.
- f. Donna commented on Duval and the lawns not being in good shape.
- g. Nicole confirmed that amenity areas are open with posted restrictions and guests are not permitted.
- h. The Board confirmed that approved minutes are posted on the website.

10. **New Business**

- a. Reserve Study: The Board reviewed two quotes. **MOTION** made by Lauren, seconded by Susan to approve Staebler's proposal for the reserve study. MOTION passed unanimously.
- b. Golf Cart: A golf cart for the community was discussed. **MOTION** made by Lauren, seconded by Susan to approve purchase of a golf cart not to exceed \$5,000. MOTION passed unanimously.
- c. Solitude Pond Reporting Proposal: TABLED.
- d. Board Policies: TABLED.

11. **Next Meeting Date and Adjournment:** Thursday, February 25<sup>th</sup> at 6pm. With no further business to discuss, the Board unanimously in favor adjourned the meeting at 7:28pm.