



DATE: Thursday, February 25, 2021
TIME: 6:00pm
PLACE: **ZOOM MEETING**

APPROVED MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 6:08pm.
2. **Determination of a Quorum:** A quorum was established with all five board members present; Lauren Wilson, Susan Lerman, Mitch Hansen, Tina Garrett, and Dan Pittaro.
3. **Confirmation of Proper Meeting Notice:** Notice was provided in accordance with FL ST 720 and the association's documents.
4. **Appointments / Resignations:** None.
5. **Approval of Previous Meeting Minutes: January 28, 2021 MOTION** made by Susan, seconded by Tina to waive the reading, and approve as presented. MOTION passed unanimously.
6. **President's Report: Lauren Wilson**
 - a. Reserve Study underway. Meeting with the reserve advisor is on March 8th with Lauren and Mitch.
7. **Treasurer's Report** Financial Statements January 31, 2021
 - a. Updated signature cards
 - b. Audit engagement letter for 2020 has been signed and submitted to the CPA to begin.
8. **Manager's Report: Nicole Banks** (Attached).
9. **Committee Reports**
 - a. ARC: Next meeting will be held on Friday, March 5th at 10am via conference call.
 - b. CDD: Parking issues continue to be reviewed. Drainage continues to be reviewed and concerns addressed as needed.
 - c. Landscaping: Continues to work with Duval. The committee met with Duval.
 - d. Ponds: Solitude is the vendor. We have a couple outstanding questions with Dan Jones. Owens Electric will repair the issue at Seven Oaks Fountain. Repairs have been approved for Pond 16.
 - e. Social / New Events: A ZOOM meeting was held, and the committee agreed to suspend this season's social gatherings due to COVID-19. The committee will meet again for planning in May.
 - f. Hurricane: No new updates.
 - g. Hearings: The committee met and appointed Ric Romanoff as the chair.
 - h. I75: This committee will meet and appoint a chair.
 - i. Newsletter: The Board welcomes community reporters.
10. **Homeowner Comments (limited to 3 minutes each)**
 - a. Jan Hurley has a pending ARC request.
 - b. Rick Bailey asked about the lawns in Carriage Run. Homeowners are responsible to replace lawns as

needed. Duval is willing to meet with owners directly to assess specific concern.

- c. Ric Romanoff commented on the board meetings posted on the entrance / exit signs.
- d. Jan Hurley commented on the leaves on lawns.
- e. Donna Mulig commented on leaves on lawns and insects.

11. **New Business**

- a. Community Garage Sale: A fall (October) date was suggested. This would be confirmed by May.
- b. Compliance Violations / Fines: The complete report was reviewed. There are 9 homes up for fining. These homes that are fined by the Board will be referred to the Hearings Committee. **MOTION** made by Lauren, seconded by Dan to levy a fine in the amount of \$100 per day, not to exceed \$5,000 per violation for the 9 listed homes. MOTION passed unanimously.

12. **Next Meeting Date and Adjournment:** Thursday, March 25th at 6pm via ZOOM. With no further business to discuss, the meeting adjourned at 7:13pm.