



**DATE:** Thursday, August 5, 2021  
**TIME:** 6:00pm  
**PLACE:** **ZOOM MEETING**

#### **APPROVED MINUTES**

1. **Call Meeting to Order:** The meeting was called to order at 6:04pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Lauren Wilson, Mitch Hansen, Susan Lerman, Dan Pittaro and Tina Garrett.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was provided in accordance with FL ST 720 and the association's governing documents.
4. **Appointments / Resignations: None.**
5. **Approval of Previous Meeting Minutes – June 24, 2021, MOTION** made by Susan, seconded by Dan to approve the meeting minutes as presented. MOTION passed unanimously.
6. **President's Report:** No report.
7. **Treasurer's Report** Financial Statements – June 30, 2021
  - Mitch clarified that the HOA accounts are audited accounts and since the HOA does not have credit or debit cards on hand, reimbursement process is in place.
8. **Manager's Report:** See attached report.
9. **Committee Reports**
  - ARC: The committee is considering working with a professional to establish a house exterior color palette. Next ARC meeting is 8/6 at 10am.
  - CDD: Upcoming budget meeting. Notice has been mailed to each owner.
  - Landscaping: David submitted a written report. Irrigation continues to be monitored. Shrub replacement is planned for the Seven Oak amenity area.
  - Ponds: Pond 11 has been treated. The pond levels are high and overall look good.
  - Social / New Events: The HOA Board will host the Annual Garage Sale in October this year.
  - Hurricane: See updated document that was sent and posted online.
  - Hearings: No report.
10. **New Business**
  - Annual Insurance Renewal (Russ Dozeman): Russ reviewed coverage details and premium amounts.
  - Restoration of the Water Feature at Charleston Pool (Ship): We are working on identifying who originally installed this water feature. Manufacturer details would be helpful.

- Community Mailboxes: Information is being gathered. The prices are within the reserve amounts for this project. *For security reasons, Susan suggested the consideration of more secured mailboxes.*
- Playground Replacement Design: The playground replacement is in line with the reserve schedule. In 2019, Lissa started doing the research. More recently, Tina reviewed the previous quotes and has narrowed down her recommendation to Josh Verdone as the vendor to handle this project. The options proposed are within budget and has a use range for children aged 2-12. **MOTION** made by Susan, seconded by Mitch to proceed with Florida Playgrounds (Josh Verdone) final selections to be determined by Tina and Josh, not to exceed \$50,000. MOTION passed unanimously. *More information will be obtained prior to approving the turf.* **MOTION** made by Susan, seconded by Tina to replace the base (material to be determined) and to replace the concrete (material to be determined) so that this project is complete. MOTION passed unanimously.

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

- David and Vickie Francis commented on the Seven Oaks landscape area. Diseased trees were removed in the CDD median areas.
- Frank and Karen Ingrassia commented on the preserve trimming. Frank also commended the board on the effort being done on the playground.
- Denise Broyhill cautioned about rubber mulch on the playground. Denise suggested that the HOA obtain a credit card.
- Cammy Milner thanked the board for their work on the playground.
- Nick Martinez and Maira Gaffar (ARC Fence request – 7632 Charleston St.)

12. **Next Meeting Date:** TBD

13. **Adjournment:** With no further business to discuss, the meeting adjourned at 7:20pm.