



DATE: Tuesday, October 12, 2021
TIME: 6:00pm
PLACE: **ZOOM MEETING**

MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 6:06pm.
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 confirmed in accordance with FL ST 720 and the association's bylaws.
4. **Appointments / Resignations: MOTION** made by Susan, seconded by Lauren to accept the following social committee resignations; Louise Hebner, Patty Lascari and Karen Ingrassia. MOTION passed unanimously. MOTION made by Susan, seconded
5. **Approval of Previous Meeting Minutes – August 5, 2021, MOTION** made by Susan, seconded by Tina to approve as presented. MOTION passed unanimously.
6. **President's Report**
 - Holiday lights and decorations are scheduled.
 - Call for Candidates will be held in November. There are three seats up for re-election. The Call for Candidates will be held Saturday, November 20th at noon.
7. **Treasurer's Report Financial Statements – September 30, 2021**
8. **Manager's Report:** See attached.
9. **Committee Reports**
 - ARC: Next meeting date is Friday, November 5th at 10am. Dan suggested that the pre-approved roof shingle colors be posted on the website.
 - CDD: 2022 stayed relatively the same. The irrigation pumps are currently working. Power washing is scheduled for November. Holiday lights at both entrances will be done. Honore Ave. fence has been repaired.
 - Landscaping: See New Business
 - Ponds: Solitude is recommending a low mow zone around Pond 14 and stock this pond with carpe. Lauren mentioned that the county has in the past stocked carpe at no charge. Nicole will follow up.
 - Social / New Events: Fall Fest is November 7th. Toys for Tots will be held in December.
 - Hurricane: No Report
 - Hearings: No Report

10. Unfinished Business

- Restoration of the Water Feature at Charleston Pool (Susan): Options are still being reviewed. Restoration vs. replacement was discussed. Lauren suggested a marine / boat paint.
- Playground Replacement Design (Tina): **MOTION** made by Susan, seconded by Mitch to approve Florida Playgrounds complete playground area project in the amount of \$83,785.71. The first \$58,785.71 to be paid by Reserves and the remaining balance from prior years surplus (retained earnings). **MOTION** passed unanimously. The renderings will be posted at the Charleston bulletin board and play structures will be ordered next week.

11. New Business

- Approve 2022 Budget: The board reviewed the proposed budget. **MOTION** made by Susan, seconded by Dan to approve as presented. The 2022 fees will be \$99 / \$219. **MOTION** passed unanimously.
- 8142 Indigo Ridge Driveway: Attorney Jeremy Anderson provided an update regarding land still under developer that is to be transferred to the HOA. Once this is completed, this request may be reviewed by the ARC.
- Landscaping Committee: The board reviewed the proposals as submitted by the committee. **MOTION** made by Susan, seconded by Lauren to approve as requested. **MOTION** passed unanimously.
- Planting Baskets: Plant Parents is a vendor that the CDD would like to hire and split the annual cost of \$2,400 with the HOA to continue the beautification of the community. **MOTION** made by Susan, seconded by Dan to approve as requested. **MOTION** passed unanimously.

12. Homeowner Comments (limited to 3 minutes each)

- Armand commented in support of Plant Parents to maintain the plant baskets.
- Sarah commented that the planter pots are not included in the Plant Parents contract. Sarah commented on the splash pad water feature. Sarah commented that owners are not edging their lawns and asked Nicole to do an inspection. Sarah commented on roof material availability. Sarah commented on shade at the playground and the materials being used. Sarah would like meetings held in person.
- Ric is also in favor of in person meetings.
- Jack commented that the price for the playground seems high. He also does not agree with a 50% deposit.
- June asked the cost of the planting baskets. Please see New Business.
- Denise asked if homeowner comments will be answered. Susan replied.
- Gail asked about Cooper Creek project.
- Vickie asked about numbering the ponds.

13. Next Meeting Date – ANNUAL MEMBERSHIP MEETING December 9, 2021 (Call for Candidates 11/20 at noon)

14. Adjournment: With no further business to discuss, the meeting adjourned at 7:45pm.