

DATE: Thursday, March 30, 2023
TIME: 4:00pm
PLACE: Susan Lerman's Residence
7918 Edmonston Circle

MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 4pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Susan Lerman, Alexander Chizhov, Edward Codelia, and Lissa Pygott.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was provided in accordance with the FL ST 720 and the association's governing documents.
4. **Appointments and Resignations:** Ric Romanoff has resigned from the Hearings Committee effective today. Misty Franklin and Denise Broyhill have resigned from the Events Committee effective 4/9.
5. **Approval of Previous Meeting Minutes: 2/16/2023 MOTION** made by Alexander, seconded by Edward to approve as presented. MOTION passed unanimously.
6. **President's Report: Attached.**
 - Susan invited the association's insurance agent, Russ Dozeman to explain the current coverages and provide updates on the current market and any additional recommendations. Russ recommended a building appraisal be completed this summer.
 - **Tree replacement ARC form has been created. The Board unanimously approved the form. This will be added to the website and utilized for tree replacement requests.**
 - **MOTION made by Alexander, seconded by Susan to approve the letter regarding tree replacement requirement. MOTION passed unanimously.**
 - **MOTION made by Edward, seconded by Lissa to approve the letter to be sent to tree companies in the neighbor alerting them to the community rules. MOTION passed unanimously.**
 - **Important Issues:**
 - i. Confirming that the alligator trappers that you may see in the community are licensed and work under approved permission.
 - ii. It has been reported that someone taped the mouth of a three-foot alligator. This is illegal.
 - iii. Rocks in the pool are causing damage. Susan purchased pool toys to hopefully deter the kids from throwing rocks and damaging the pool tile.
 - iv. **MOTION** made by Susan, seconded by Edward to impose a fine in the amount of \$100 per incident for throwing rocks at the pool area. Additional vendor repair costs may incur. MOTION passed unanimously. Sunstate recommended that the Board draft a policy.
 - v. Dogs off leash: Reminder to follow the county rules. Please notify county code enforcement.

7. **Treasurer's Report Financial Statements:** Alexander reported from the February 28, 2023, financial reports.

8. **Secretary's Report: Committee Reports**

- **Ponds: water level low but doing well.**
- **Hearings: Met today, 3/30/23. Fining decisions will be sent to the affected owners.**
- **ARC: Next meeting date 4/7/23 at 10am.**
- **Social: Spring Fling 4/8.**

9. **Manager's Report: Attached.**

10. **Homeowner's Comments**

11. **Unfinished Business**

- **Mailbox Project: Underway. Will begin soon. Pending delivery.**

12. **New Business**

- **Charleston Pool Heaters / Vote:** Alexander reviewed the quotes. It is recommended to have two electrical heat pumps and one gas heater as a backup. This would be the same setup at Seven Oaks. **MOTION** made by Alexander seconded by Edward to approve as presented, in the amount of \$18,095. **MOTION** passed unanimously. This expense will be paid from \$13,700 Reserves and the remaining from Operating.
- **CCG Package Review / Vote: MOTION** made by Alexander, seconded by Susan to accept the offer as presented. **MOTION** did not pass 1 in favor, 2 opposed, 1 abstained.
- **Compliance Report / Vote: TABLED.**

13. **Next Meeting Date: April 20, 2023**

14. **Adjournment:** With no further business to discuss, the meeting adjourned at 5:30pm.