

Summary of Homeowners Association Board Meeting

New Board Meeting Following Failed Election (March 26, 2026)

The meeting commenced at 8:29 PM after a previous election failed due to lack of quorum. All previous board members remained in place. The Pledge of Allegiance was recited, and a motion was made and seconded to retain current officer positions. All board members (Rich, Francie, Brenda, Fritz) voted in favor, and the motion carried unanimously.

Treasurer's Financial Update

Maria, the treasurer, provided an update on financial matters:

- She has begun working with the management company and Bob to review financial discrepancies in the accounts.
- The goal is to determine the actual reserve balance for future repairs and improvements (e.g., roof, pool, villas, roads, tennis court).
- Current reserves appear to be approximately \$150,000, which is insufficient for long-term maintenance needs.
- Significant recent expenditures include:
 - Over \$200,000 for villa painting
 - Just over \$50,000 for pool rehabilitation
- Because the annual budget exceeds \$500,000, a professional audit is legally required. One has already been arranged.
- A full report on the financial review is expected by the April meeting.
- Estimates for upcoming projects are being collected to evaluate cost-effectiveness and plan future reserve adjustments.
- Any changes to reserves require a membership vote and a positive quorum to take effect.

Key Differences from Condominium Regulations

The board discussed regulatory differences with condominium regimes in Florida:

- Condos over three stories are subject to mandatory reserve requirements and periodic engineering inspections (e.g., SIRS reports for structural integrity).
- This community is not under the same mandates, but similar safety and structural concerns are acknowledged.
- Future recommendations may be developed and submitted to a membership vote after discussion and evaluation.

Pool and Bathroom Access Control

- There are more pool passes in circulation than residents, leading to misuse, including incidents of unauthorized persons in restricted areas.
- A proposal was made to use the same key fob system for bathroom access as for the pool gate.
- Concern was raised about the cost of medical keys (around \$50-\$60 each) previously used when bathrooms were locked.
- The board chair expressed preference for ensuring easy bathroom access over strict control, stating: "I would rather they piss in the bathroom than pissing in the pool."
- The proposal was discussed but no decision was made.

Action Items and Deadlines

- All project estimates must be submitted before the next meeting.
- A spreadsheet will be prepared for each project, detailing costs and life cycles.
- Volunteers are needed to lead the key fob system review.
- One member volunteered and will coordinate with others on implementation steps.

City Tree Giveaway Initiative

- The city will host a tree giveaway in late April (scheduled for the 25th).
- Offered trees include crape myrtles, tabebuias, and some fruit trees - none of which are high-maintenance or problematic.
- Residents are encouraged to donate received trees to the community.
- To participate, residents must email a copy of their driver's license and a statement indicating their intent to accept and donate the tree.
- The board will coordinate pickup using a rented U-Haul if enough donations are pledged.
- A knowledgeable young resident with gardening experience may join a committee to advise on planting locations.

Issue with Swale Maintenance Responsibilities

- The city has passed a resolution (believed by the board to be unconstitutional) shifting responsibility for maintaining swales (including large, decades-old trees like black walnut and olive) to adjacent homeowners.
- These trees, originally required by the city during development, now cause sidewalk damage and cost \$2,000-\$3,500 to remove.
- The city covers sidewalk repairs but not driveway aprons lifted by tree roots.
- Additionally, repaired driveway aprons now require expensive six-inch concrete slabs instead of the previous four-inch standard.
- Legal counsel confirmed the board could challenge the city successfully but noted the process would be costly and time-consuming.

- The board is negotiating with the city manager and hopes to gain support from sympathetic city commissioners to reverse the policy.

Audit and Financial Reporting Concerns

- A prior audit was completed by the CPA but had not been posted by the March 31 statutory deadline.
- The treasurer acknowledged the oversight and committed to posting the audit on both community websites immediately.
- Corrections from the audit were believed to have been made, though the non-accountant board members expressed difficulty in verifying compliance.
- A new audit is due by the end of the week.
- Larry, the current CPA, is to be re-engaged despite communication issues during the previous audit (unreturned calls and emails).
- The board chair will urgently contact Larry to sign a letter of engagement.

Adjournment and Procedural Note

- A point of order was raised: unapproved minutes from prior meetings were not approved, as they were not brought for review.
- The board chair declined to approve them without proper review and will handle the matter at a future meeting.
- The organizational motion was confirmed as having been completed.
- No further business was raised, and the meeting was adjourned.

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