

# HOA Board Meeting Summary - January 22

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## Meeting Information

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- **Date & Time:** January 22, meeting called to order at 7:39 p.m.

## Attendance

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- **Board Members Present:** Fritz DeLuise, Francie Davila Ardila, Maria Ilcheva, Richard Zucchini
- **Other Attendees:** Richard Marcelin, David Rosenfeld (5410B)
- **Residents:** None noted in general attendance

## Review of Last Meeting

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- The previous meeting was a budget meeting on December 4 (no standard December meeting held).
- Minutes from October 23 approved in the December meeting.
- Topics: pool repairs, new budget approval (quarterly dues set at \$602), water overages, landscaping as largest expense (Maria to seek competitive quotes).

## Financial and Budget Overview

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- Review of current finances and upcoming budget.
- Landscaping continues as the largest expense; competitive quoting ongoing.

## Insurance and Legal Matters

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- Two significant insurance claims led to premium increase from ~\$29,000 to ~\$58,000/year.
  - One lawsuit dismissed with no liability (cost \$70k-\$80k in legal fees).
  - One pending claim (tennis court injury) likely to expire with February statute of limitations.
- Attempt to obtain insurance credit will be made (though unlikely).

## Committee and Community Updates

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- Maria to lead efforts for new landscaping quotes and reserve review (with Iris).
- Community channel setup discussed; technical issues present but being addressed.

- Document amendment review and pool admission reactivation planned.
- Need for more volunteer participation; President's letter will solicit engagement.

## **Reserve Study Discussion**

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- Discussion on whether to hire a reserve study firm (estimated cost \$2,000-\$3,000).
- Debate: assessment vs. increase in dues for reserves, differences between HOA and condo requirements.
- Original motion to proceed with professional reserve study (Richard) failed with three "no" votes (Richard, Fritz, Francie).
- Alternative plan approved: Board will hold a workshop to obtain/refresh project quotes and review reserve requirements internally.

## **Community Projects and Assignments**

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- Major projects to be included in reserve and workshop review:
  - Repaving private roads
  - Repainting villas in 7-8 years
  - Re-roofing community center
  - Tennis court resurfacing or conversion to overflow parking
  - Pool resurfacing (10+ years horizon)
  - Clubhouse parking lot (repaving or resealing)
  - Gym improvements
  - Entry sign replacement (Maria to lead)
  - Window treatments for clubhouse (Francie to lead)
- Timeline: Workshop planned for early April (2 months from meeting date).
- Assignments made for Board members to lead on specific project quotes.
- Discussion of using alternative patching/fabric for immediate pothole repairs.

## **Communications & Amenities**

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- Breeze Line channel issues; community members eligible for HBO Max and Showtime (to be shared in a letter).
- Clubhouse rental produces income; possible price increase discussed.
- Some facility maintenance projects (e.g., window treatments, blinds) to be covered by operating expenses.
- Suggestion to explore revenue sources, such as leasing space for communication tower.

## **Security**

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- Portable, solar-powered security cameras proposed; legal review pending.
- 19 cameras operational; Flock system at entrance tracks vehicles.
- Security cameras have helped resolve incidents (break-ins, dumping, threats).

## Elections

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- Board elections scheduled for end of March; committee required for vote counting.
- Difficulty expected achieving quorum (no proxies allowed).

## Resident Questions/Input

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- Few resident questions or issues raised (Comcast equipment, etc.).
- Encouragement for residents to send information to board email if issues arise.

## Adjournment

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- Meeting adjourned at 8:55 p.m.