

Wisteria Park

West Manatee Fire and Rescue District Building Meeting Room
6417 3rd Ave. W. Bradenton, FL 34209
November 27, 2017 at 3pm

APPROVED

Call to order: President, Mike Zelle called the meeting to order at 3:02pm.

Determination of Quorum and Proper Meeting Notice: With President; Mike Zelle, Vice President; Bob Harcourt, Treasurer; Donna Burbidge via skype, Secretary; Gail Larose and Director; Steve Moyer present, a quorum was established. Agenda was posted on site and on website and emailed to owners in accordance with FL ST 720 and Wisteria Park governing documents.

Approval of the previous meeting minutes: **MOTION** made by Steve, seconded by Bob, to waive the reading of the October 23, 2017 minutes with correction. MOTION passed unanimously.

Presidents Report:

- Mike complimented the Green Thumb Committee and acknowledged the Board's appreciation for everything they have done.
- The proposed budget has a 15% reduction in dues which is primarily due to the new cable contract.
- Mike discussed the process that the Board went through this past year to approve the new playground. A Reserve Study was completed in the beginning of 2017 and the results were received in April. The study reported that the playground is at the end of its useful life. The playground already had some parts broken at this point. Jim Wilson removed the broken object and attempted to fix the slide.
- Jim Wilson has been contracted to remove the old playground.
- West Bay has been contracted to put the wood safety chips down.
- Kompan will install the new playground.

Treasurers Report:

- As attached to these corporate records, Donna reported from the October 30, 2017 financial statements.
- The final amount for Hurricane Irma clean-up is \$20,800. This included electrical work, removing trees and picking up debris.
- Tropical Storm Emily cost the Association \$7,847. This included picking up debris and removing trees.
- Nicole spoke with Siesta Key Décor and they have no record of an outstanding check.
- One Homeowner is more 90 days late on their dues; they will receive a letter.

Secretary's Report:

- Gail confirmed that the November Newsletter has been sent. The next one will be sent in December
- Annual Meeting will be held January 22, 2018. There will be 3 open positions on the Board.
- Residential Committee Design Guidelines are in the process of being updated to match the language of the Declaration and Rule and Regulations. A first draft is ready for the Board to review.

Hardscapes Report:

- Steve reported that the stain in the pool has been removed.
- There were four ARC approvals this month. Two were for removal of large oak trees in the front yard and two were for the installation of home generators.

Management Report-

- Mike discussed the “No Mow Zone” by the ponds. A second request has been sent to Homeowner’s who have not complied.
- It was decided to hold off on the mold on the roofs, people are working on this.
- There are 13 light posts still out.

Eastside Report-

- Donna reported that her and Mike met with West Bay Management and discussed expectations.
- There will be more mulch arriving and plant trimming still needs to be done.
- West Bay is requesting a 3% increase. Association agreed to increase if West Bay improves their performance.

Homeowners Comments:

- Louie commented that the oleanders by 87th and 19th need to be trimmed. He also questioned whether the shrubs that were driven over will be fixed. Also the mulching was not done in the common area behind his house. Mike advised Louie to email Sunstate and CC him on these issues. Louie also brought up the issue of Mango Park using the bathrooms and water when they are doing maintenance work. Mike explained that Mango Park will pay for the water increase.
- Manny brought up his frustration with the Board spending a large amount of money on replacing the playground. He believes that the Board should get a second opinion regarding the engineers report.
- Dick Smith, a past President, believes that the playground may be under warranty. He is waiting for a reply from APC Playground who is the original company used.
- Another Homeowner expressed his dissatisfaction with the decision to replace the playground. He brought up the idea of replacing parts instead of the playground in its entirety. He questioned if the Board considered removing the playground all together. Gail explained that the playground is an asset to the community and a common element. Mike explained that the Association’s documents state that the Association is responsible to replace and repair the common elements, not remove.
- A Homeowner commented on “Outsiders” using the playground and can anything be done about it.
- A Homeowner requested that “The Board was asked to reconsider not repairing the playground and just spending the money on a new one,” be in the minutes.
- Joe and Pat Degrave asked about the spray that West Bay uses. Their front yard died and the same thing happened last year.
- A Homeowner asked about irrigation schedule and was advised that the schedule is on the website.
- A homeowner asked about the Handyman’s Committee and how it would work. Mike explained that if you see something that needs to be fixed, you will need to get approval from a Board member to proceed, then once there is approval you may move forward.

Unfinished Business:

- Landscaping
 1. Irma Cleanup-
 - a. Traveler Palms at North Entrance- Terry's Trees will be out on January 2nd for tree trimming.
 - b. Perimeter fence repairs- Mike has a meeting scheduled with Arrow Fence assess the necessary repairs.
 2. East Side-
 - a. Areca Palm Trimming will be discussed at the next meeting.
 3. Common Area-
 - a. Perimeter Oleander Replacement- Plants were in a row not a cluster as Bob and Dennis from West Bay had agreed upon. West Bay will need to come out and replant in the correct places.
 - b. West Side Lots- Received as quote from West Bay for the planting \$643.00 on 4 lots including mulch. **Motion** made by Bob and seconded by Donna to authorize West Bay to plant on 4 lots on the West Side not to exceed \$1,000.00. Motion passed unanimously.
 - c. Mango Berm Bamboo and Irrigation- There are still issues with the irrigation. A schematic hand drawing of irrigation system will need to be done.
 - d. Mango Pond- Aquatic Solutions came out a few weeks ago and stated that the plants were growing as they should except for the Kana plants. The Kana plants were replaced under warranty.
 - e. Oak Tree Stability near Playground Area- Oak Trees with a nylon rope will need to be removed. The nylon rope will choke other plants.
- Preliminary 2018 Budget Discussion – Special Projects
 - a. The Board reviewed the proposed 2/018 operating budget.
 - b. The Board would like the Actuals at 8/31/17 and 2017 Year End Projections Columns to be removed from Approved Budget Mailer to make it easier to read.
 - c. **MOTION** made by Bob, seconded by Donna to approve the proposed Budget for 2018 as presented. MOTION passed unanimously.
 - d. The Budget is ready to be sent to the Homeowner's for review.
- Cable TV – Internet Service Contract
 - a. There will be a 37% reduction with new contract.
 - b. The contract will last for 5 years. The first 2 years Homeowner's will pay \$47 per month. During years 3, 4, and 5 the cost may go up 5% per year.
 - c. New contract will include better internet speed and an extra box.
 - d. The target date to sign the contract is December 15th.
- Board Member Election Planning
 - a. There will be 3 open positions on the Board this upcoming year.
 - b. The annual membership meeting will be held on the forth Monday in January. The first notice will be sent with 60-day notice. The second notice will be sent 30 days prior to the meeting.

New Business:

- Pool Chemical Shed- Jim Wilson can build a new shed. **Motion** made by Mike, seconded by Bob to spend upward to \$1,000 to have Jim Wilson rebuild the pool chemical shed. Motion passed unanimously.

- Arbor- The Board discussed planting Wisteria plants. Steve presented 3 options with pricing varying between \$543 and \$840. The Board will defer further discussion to the next meeting to look in to other options.
- Pool, Gazebo, Playground Security- 2 chairs have been taken from the Gazebo area.

Next Meeting: Monday, December 18, 2017 at 3pm.

Adjournment: With no further business to discuss, Gail made a motion, seconded by Steve to adjourn the meeting at 5:21pm.