

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting Minutes
March 25, 2024
Zoom Meeting

Call to order: The meeting was called to order at 3pm.

Determination of Quorum and Proper Meeting Notice: A quorum was established with the following members present; Lori Crick, Maryann King, Louie Roseman, Dave Hooper, and Ken Barbalato. Notice was posted in accordance with FL ST 720 and the association's governing documents.

Approval of previous Board meetings Minutes February 26, 2024: **MOTION** made by Ken, seconded by Maryann to approve as presented. MOTION passed unanimously.

Reports of Officers and Committees:

President: Dave gave the report.

- Identified ownership regarding reclaimed water (deferred to Louie)
- Spectrum is upgrading boxes for all residents. More information to follow.

Vice President: Lori gave the report.

- Reviewed Solitude pond monthly report. Algae and shoreline weeds treated. No lake weed issues noted.

Treasurer: Maryann gave the report as of February 29, 2024, financial statements.

- Discussed information regarding investing reserve funds options. Tax liability was discussed. Nicole will confirm with the CPA.
- Maryann and Nicole will prepare information for Board review at the next meeting.
- MOTION made by Maryann, seconded by Lori to approve investing \$100k of reserve funds. MOTION passed unanimously.

Secretary: Ken gave the report.

- Ken is working on updates to the website.
- Long term landscaping plan is in conjunction with the Reserve study plan.

ARC: Louie gave the report.

- Requests processed. Many roofs approved.

Hardscape: Louie gave the report.

- BV cleared the storm drain.
- New plants at both entrances are doing well.
- Irrigation at both entrances is working well.
- New sod on common areas doing well.

- New mulch installed at playground.
- A few pool repairs are pending. Pools by Lowell is addressing.
- Reminder: Clean up after yourself at the pool.

Common Area Landscape & Irrigation: Louie gave the report.

- Louie explained an irrigation repair that was made in the amount of \$5k. Louie later contacted Manatee County and confirmed Manatee County is responsible for the pipe. Manatee County sent a notice to re-meter the reclaimed water pipe. **LOUIE TO ADD MORE DETAILS**

East Side Landscape: Dave gave the report.

- BV mowing on Wednesday. Weekly mowing begins 4/3.
- Hard cutting of oleanders is underway.

Managers Report (Action Items, Violations, etc.) : Nicole reviewed her report aloud.

- Accounts Receivable late notices have been sent. One account is with the attorney for collections.
- One violation resolved. One violation open. One new violation sent, referring owner to ARC.
- Updated pool and spa signs installed.
- Software transition, more information to follow.

Unfinished Business:

- Pool Gate - Lock Options, Signage, Cameras: Underway. April 8, 2024, installation of hardware scheduled. Anticipated a 6-week transition from keys to card reader. More information to follow.
- Pool Finishes, Plaster & Tile (Reserve Study 2024) was noted by Dave.

Owner Comments:

- Kemp questioned the 4 inch main pipe that was discussed regarding reclaimed water and suggested this all be properly documented.

Next meeting April 22, 2024, at 3pm Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 3:48pm.

Wisteria Park HOA documents are available at: www.wisteriaparkhoa.com