**MINUTES HOA Board Monthly Manager Meeting with Joyce**

**August 29th, 2024**

**At Office 3:00PM**

**Minutes for this meeting are typed in red**

**HOA Officers**

Steve Sheehan

Jeanette Lynn

Keith Manely

Rich Muentener

**continuing /New Business**

**Keeping the HOA informed on issues as we are the conduit between management and the residents!**

**POOL and pool area:**

1. Detail on what is wrong with pump what is being done now.
Relay on the pump Mike has fixed .
2. situation with Alge and what is being done. Working on cemical treatment, will need to fix water leak in holding tank inprocess of ordering .
3. Alge issue What will be on going maintanance to keep it from returning?Will need to treat it on a regular basis
4. Pool resurfacing ? When? Is in CPX for 2025. will know more in 2025
5. what is being done with the water leak in the pool?
Holding tank has a Leak not the pool Mike and Joyce are working on ordering a new one.
6. Weeds growing inbetween pavers.

Will try to keep up on situation daily. Lots of rain lately creating faster growth.

 **Clubhouse:**

1. Finishing patch areas on walls .
In process
2. Damage in the ceramic room.
Mike will look into. Office needs a list and pctues of lose and damage.
3. Replacing floor molding.

 In process now.

**Road Maintanance: two areas on West Sandpiper coned off.**

1. Is Meeks going to Fix them ? when ? It has been over 4 months or more.

 Meeks is working on setting up time line .Possible Rip rap work will start on September 9Th.

**Sports court area:**

1. update for this quarter: what is the timeline for finishing the Bocce courts and Horse pits areas.
No timline yet will be done in the next quater.Maintenance is looking into redoing the horsepit.
2. Missing a brench in the Bocce area one bench missin leg cap.
will reorder another bench and fix leg.
3. ALSO NOT being maintaned on a daily basis or when given a concern form.

 Maintance will work on doing better.

**Ice machine update**

Very Very soon!

**Spread sheet:** of residents ages to see the 80-20 percent in the park.

not able to supply. said that 5% under55. Board will investigate more

**Lawn care service:**

1. Terrible work missing lots of areas being mised or done sloppy .

 New owner, Corprate. will contact lawn service about work not beening done well.

**Park Prospectous Violations:**

1. carports full of stuff used as storage/ trailers in them for several months.
Still not any real answer. HOA will be taking steps in using the Nelson Process to bring these issues to upper management and ELS.
2. cars not running or registered. some for years.
Board showed pictures of this issue. Joyce said Will look into it.

**Many of the issues have not been resolved since the Last 4 point inspections were done in the spring**.

Next 4 point inspection later in the Fall. No answer to follow up on homes. HOA Broad will be looking into this more.

\*Things brought up at the meeeting not on the agenda.

 Current security issues in the part.

Neighborhood watch ( Keith Manely) is working at ways they can watch,patrol the community. Joyce has filled out a No trespassing form with the Shariff department so they can now enforce removing people that are tresspassing.

Residents can protect their property by installing lighting around their home, Call the shariff as some as they see something wrong. Lock doors and cars, put away things of value.

**LIGHTING in the park.**

Joyce is working with FPL on major lighting for the Park. Mike is still looking into street lighing replacement. Keith Manely is continuing to keep track of lighting thats out. Residents can look at adding lamp posts to their yard or fix the ones they have.

Steve suggested looking the lighting Vero Palm has by the bridge, very bright.