

Board of Directors Minutes
Monday, ~~January~~ 20, 2023
10:00 a.m.

Feb.

Lon Sloan called meeting to order at 10:00 a.m.

Roll Call indicated that L. Sloan, E. Turner, B. Forrest, J. Receveur, D. Feigel

Pledge of Allegiance and Moment of Silence.

Minutes of last BOD meeting

Motion to waive the reading of the minutes made by B. Forrest,
2nd by L. Sloan, no nays.

Motion carried.

Treasurer Report, see attached

Checking \$46,000.00

Reserve \$647,000.00

The 2023 reserve of \$150,000.00 has been paid in full.

Super Z Hustler mower purchased \$18,643.61

2019 Clubcar purchased \$6,727.50

Motion made to accept the report made by B. Forrest,
2nd by E. Turner

Motion carried.

Committee Reports:

A verbal message via L. Sloan, committee members serve at the pleasure of the Board of Directors. This means that the Board of Directors will be authorized to appoint and remove committee members at the Board's discretion. There are sign up sheets if you would like to be on a committee.

Appeals – Darrell Harp & Kelly Rulong

Architectural – Gene Neeley

Election/Bylaws/ Mail – Cindy Yoder, verbal

Posted 2-23-23

By: Caomen Wojcinski

There was a good turn out for the 2023 Election.

House and Grounds – Jerry Receveur, no report
Comments made to the committee,
Timer is not working at the golf bathrooms.
Branches behind the bathroom not picked up.
Fence around the WWTP needs weed wacked.
Pressure wash around dumpsters.

Social Club – Susie Rulong, see attached

Old Business:

WTP- L. Sloan verbal,

A chlorine burn was done by the operator working for U.S. Water. This was done without BOD approval or knowledge. This caused particles to be released from the walls of the pipes.

After talking with Central Water we need more blow outs and they should be done on a quarterly basis. The media put in by Superior Water is like a jelly consistency. You can make the water soft or clean, the directors have chosen clean. The passed BOD had to remove some of the blow outs due to location and treated water going into our lakes. This BOD has agreed to put a blow out between lot 207 and 208. Central water wants to stop using ammonia for a quarter. The flow meter has still not arrived, last location was in Chicago.

WWTP- L. Sloan

The noise coming from the plant was that the motor was low on oil. Galene does not service the WWTP.

Pickleball Court Update- Lon Sloan,

A contract was signed with Skips Concrete. The expense so far has been \$2,350.00 with Pappy's trucking, and 7 hrs of Paul's time \$140.00.

Gary Topmiller questions pertaining to golf and our liability insurance. He would like our insurance agent to speak at a future meeting.

1. What happened to the tee pads? All were removed after notification from the insurance company.

2. Was the course liable for the accident? Yes.
3. Who decided to take the pads out? Board members after the discussion with the insurance company.
4. Do all owners have a vote if we make a change to common element? Yes, any material change takes a vote of the membership.

New Business: (there are forms in the office to be on the agenda)

Sewer lawsuit update – L. Sloan

The lawyer has received the contract and all invoices from Galene. The emails are being copied and will be sent to him shortly.

Sunset Waters – L. Sloan

Meeting with potential buyers and the members is scheduled for March 6, 2023 at 10am in the clubhouse. At this time, we do not have a copy of their engineer's report, but E. Turner and M. Huffman escorted them to the sites. Including the lift station.

Monday Morning Meeting Update – Bill Forrest

There will be Monday BOD meetings at 10am until further notice. We are all going to try hard to work together and transparent. If you would like to be on the agenda, please fill out proper form and turn in to the office not later than Wednesday. If you miss the deadline then it will go on the following Monday agenda. All meetings will be open, there are two statutory exceptions. Meetings with the association's attorney to discuss proposed or pending litigation. When personnel matters are under discussion. The Florida Condominium Act found in 718 provides that members of the board may use e-mail as a means of communication but may not cast a vote on an association matter.


Committee Appointments- L. Sloan

Please sign up.

Adjournment:

Motion made by B. Forrest to adjourn meeting,
2nd by E. Turner
Motion carried.

Adjournment at 10:33 am


_____, Secretary