



BOARD OF DIRECTORS MEETING

04/20/2021 7:00 PM

Meeting Minutes

1. 7:01pm – Meeting called to order
2. All members present
3. April provided a summary of the April Management Report
4. Townhome irrigation – Landcrafters will complete previously proposed repairs and the BOD will research new landscaping companies as Landcrafters submitted a 60-day notice of their termination of services to Lone Star Ranch. The TH needs an irrigation map for future reference/repairs, April was unable to locate a map, Vito will continue to research.
5. Pool cabana and shower area resurfacing (acid wash)/painting/French drain installation/pool leak still on hold. Pool Medic provided a revised bid for resurfacing/painting but is short of staff to provide date/time for inspection of sinking pavers.
6. Main entrance paint curbing/mail kiosk painting – April rec'd a bid of approx. \$500 but we're still waiting on 2nd estimate.
7. Towing signs – Approximately 15 signs were installed on common areas throughout the community.
8. Pond number signs – Still pending, will address with new landscape contractor.
9. Community bulletin board installation – still waiting on inspection for underground locators before installation can take place, still on hold.
10. Status of map depicting pond erosion provided, no further action at the present time.
11. Status of price comparison from JD Parker and Waste Connections – TH's are under contract until Sept 2021, SFH's are not under contract but Chris questioned price if TH's dropped Waste Connection, what is the effect on the SFH's. JD Parker dropped off bid with April for TH's only. Still need addition information on pricing before moving forward. April is still waiting on call-back from Waste Connections regarding replacement of right door on dumpster #2 where driver hit. The door was semi-repaired but not up to standards of TH board members, requesting replacement quote to either bill or deduct from future bill to Waste Connections. After discussion between April and Waste Connections, they will no longer honor a move to Saturday trash pick-up as they previously stated. They will only accept pick-up on a additional day adding \$400 to the current monthly bill. Dumpster's #1 and #2 need new springs, still pending.
12. Status of additional TH streetlights with Withlacoochee River – no documentation can be found in Ameri-Tech records, still pending. This is an approved project, original timeline was 14 months before install would begin, should be about halfway through the 14-month lead time.
13. Discussion on Ameri-Tech schedule for site visits – April confirmed site visit for this Friday (4/23/21 between 1:00 – 2:00).

14. HOA minutes – April will provide thumb drive for prior meetings; Chris' minutes will be posted ASAP for last meeting in March 2021.
15. Broken sign removed by Pair of Jacks from dead end on Eckler.

8:40pm meeting adjourned