



BOARD OF DIRECTORS MEETING
03/16/2021 7:00 PM

Meeting Minutes

1. 7:04 – Meeting called to order
 - a. All members present
2. April provided a summary of the February Management Report
3. Compliance
 - a. Meeting was properly noticed and advertised
 - b. Towing to commence March 17th
 - c. BOD will need to record minutes
 - d. Oversized dog concern resolved once dog was found to be a service dog (address not provided)
 - e. Multiple pet violation resolved (address not provided)
 - f. Bee/hornet nests removed from common area in townhomes
 - g. Next hearing date set for March 31st; 7 owners on the agenda and list was provided to BOD's
4. Bids Proposals and Completions
 - a. Dumpster #4 lock and assembly has been repaired
 - b. April advised that Pasco County will install a "Dead End" sign on Ecker and likely remove the existing barricade
 - c. Pool deck drainage project - Bob motion for approval – Vito seconded - \$4,487.00 approved if Pool Medic matches price (\$4,922), if not the default to Qualis – motion carried
 - d. Sinking pool deck pavers - Saliba motion to approve, Vito second \$500 to pool medics to remove and investigate a depression under pool pavers – motion carried
 - e. Pool deck coating \$2,030 - Sand khaki color to match existing – April to provide proposal for pool deck repair that includes proper preparation prior to repair or replacement of pool deck surface
 - f. Replacement of irrigation timer controller - Saliba motion, Jeff seconded – research warranty on existing timer controller, if not under warranty replace according to \$2,600 ~ Landcrafters proposal
 - g. Repair of damaged irrigation heads - Motion to approve the replacement missing or damaged lids with non-locking lids and also repair up \$4,185 in sprinkler heads
 - h. Bid for walkway lights – tabled until funds are available
 - i. Roof damage resolved with owner of unit
 - j. Pond lights – resolved with Aquagenix

- k. Hardscaping installed around fountain controller
 - l. Rental language for rentals to be sent out with June date for special meeting, April to furnish draft letter in 7 days (March 23) with mailout on March 31
5. Homeowner Concerns
- a. April to provide a map depicting pond erosion, BOD to review locations and advise after reviewing
 - b. April had a TH owner request for water intrusion investigation, BOD advised April to advise the owner to proceed with repairs without HOA intervention
 - c. ARC request for expansion under consideration by the ARC – BOD to review the denial and advise the owners after review
6. Other Board Business
- a. Vito requested mailbox kiosk painting proposal from April
 - b. Striping at TH entrance proposal requested
 - c. Community bulletin board installation – Saliba provided the location on west side of Canyon south of Stable Run and north of Deer Track – Pair of Jacks to provide quote
 - d. Vito requested price comparison from JD Parker and Waste Connection by next meeting – April to provide
 - e. Vito – Waste Connection credit status – April advised no credit to date, April to follow up on credit
 - f. Tenant and application background check status on two units, background checks pending and will be provided once received by Ameritech
 - g. Bob motion to approve all existing dogs in the TH are grandfathered as they exist today; new homeowners; Saliba to research prior BOD motion – if not found new language to be drafted prior to next meeting for approval
 - h. Front entrance – April to solicit additional proposals for the front entrance
 - i. Katie provided a newsletter to the community – Saliba to distribute to other BOD members for review; Vito indicated he prefers a single newsletter for all owners inclusive of TH and SF. BOD to review Katie’s newsletter and advise April to distribute or hold
 - j. Fence along east property line maintenance and repair from tree damage – April to follow up with Suncoast Parkway
 - k. Vito to provide violation list from Nextdoor communication
7. Next meeting date: April 13th Tuesday at 7:00 pm
8. 8:45pm meeting adjourned