

SPPOA Board Meeting Minutes

June 3, 2021

Held at: Via ZOOM meeting.

Quorum was established and meeting was called to order by John at 6:38pm.

In attendance were: John Meacham, Mike Sperling, Richard Simon, David Johnston, and Denise Flach, and Paul Hawkins. Also in attendance was homeowner Christa Calapa.

May minutes for 2021. John motioned, Denise 2nd, were unanimously approved.

Treasury-Paul emailed copies of the current Balance Sheet, Income and Expenses, and Budget to board members.

- \$2,598 -- Landscape Mowing, Common Area Maintenance, Fertilizer, Pest Control.
- \$103 -- Irrigation Repair - Acquisition of replacement Node Valve controller.
- \$96 -- Utilities: Power at pump Station and Water for three village islands.

100% of the 2021 dues have been collected but, a few unpaid late payment fees have not been collected and are still on the books. John motioned to accept the minutes, Denise 2nd, and the Treasurer report was approved unanimously.

Irrigation-We just received an invoice for \$1193 for general irrigation maintenance and the locating of a leak found under the roots of a large oak tree. Discussion followed and consideration has been taken to replace, rather than repair, the entire water line through that zone. Denise has utility companies coming out to mark their respective underground service. She has bids coming in to replace the line with 2" pipe.

Landscape-The landscape people are spraying the weeds that are coming up in the asphalt pathways. There is an oak tree near Sabal Palm Dr and Woodview that is lifting the sidewalk via its roots. Seminole County is involved but, has placed a moratorium on tree removal. But, the county is going to remove a large branch of tree that is hoped to counter the levering of the root on the sidewalk.

Compliance- Richard drafted a letter to address the homeowners and issues with the bamboo encroaching on the brick wall. John requested Richard change the distance suggested distance between wall and bamboo be increased to allow bamboo bending in the wind.

Richard sent 1st and 2nd letters to homeowners with vehicles that are not in compliance. Richard had the opportunity to speak to several attorneys about different ways the Board can enforce non-compliance issues with homeowners and shared that information with the board. Discussion followed. Board is considering drawing up amendments to remedy shortfalls in our current Governing Documents that involve our Residential Planning Criteria. The Board must approve the amendment then have it filed by an attorney to file in the records.

Florida Statutes allow the HOA Board to follow the process of:

- Sending out two letters to Homeowner in non-compliance status.
- Hold a hearing with the Homeowner
- Then fining the Homeowner \$100

ARC- An ARC form was received for the painting of the exterior of a house and it was approved. Another form was received for replacement of wooden fence with a light tan/beige vinyl fence and it was approved.

New Business-Mike will look into records and find where we left off on the Fining Committee and send out to the Board.

Old Business- Richard researched liability issues concerning hiring entities that provide services for the community. John was asking what the HOA is liable for if someone or company is hired to do work for us and they get hurt here while on the job. That information was shared with the board and an open discussion followed. The Board is aware that a company should have workers comp for each employee and that the employer is liable for liability if worker gets hurt. We are not liable for that particular injury unless we are found to be negligent on our part. We need to be real careful.

Adjournment- Richard motioned to adjourn meeting, John 2nd , and board approved to adjourn meeting at 7:34pm.

Minutes taken by: Mike Sperling