

SPPOA Board Meeting Minutes

May 6, 2021

Held via Zoom meeting.

Quorum was established and John called to order at 6:30pm.

Director attendance: John Meacham, Richard Simon, and Denise Flach, Paul Hawkins, David Johnston, and Mike Sperling.

Guests: Janice Hornsey and Bob Hayne.

April minutes were presented. John motioned to approve, David 2nd, approved unanimously.

Treasury- Paul brought in and went over the current Balance Sheet, Income and Expenses, and Budget. Expenses during April included the following:

- \$2,987 Landscape maintenance, fertilizing, pest control, and new plants at entrances.
- \$100 Share cost in maintenance of North Entrance to development.
- \$150 Web Page Maintenance covering Oct 2020 through Mar 2021 (6-Months)
- \$4,300 Brick Wall Refurbish: Section behind address 576 Whisper Wood Dr; Sign support at "Villages of Sabal Point"; and Containment wall at WW-1 Entrance.
- \$117 Utilities: Water at Village Islands & Elect Power at Pump Station.
- \$6,559 Year liability insurance premium to Indian Harbor Ins. Co (May 2021 thru Apr 2022).
- \$195 Irrigation Back-Flow Valve certification at Village Islands.

All HOA dues have been collected with the exception of one homeowner whose property is currently for sale.

Paul motioned to approve Treasurer report, John 2nd, approved unanimously.

Irrigation- Is back up and running again after the repair of a broken pipe due to tree roots. Some broken sprinkler heads needed to be replaced.

Landscape- A fresh mix of Salvia was planted at Village entrances. Paul filled us in on the brick wall and work performed along with the advice from the rebuild crew for other future wall repairs that are needed. A brick wall section was refurbished behind 576 Whisper Wood. Bamboo and other tree issues with close proximity to and affecting brick wall integrity are still an ongoing challenge that the board is trying to properly address with homeowners adjacent to the wall. Richard will send letter to homeowners with bamboo affecting wall.

Compliance- Richard has sent letters to homeowners in non-compliance issues in regard to motor homes, company vehicles, boats, and trailers being parked and/or stored at properties where they are visible from the street. Discussion followed about our by-laws that have restrictions to any of those type of vehicles and how homeowners are tempted to not follow compliance but, the board is still having to regularly directly remind the homeowners. Richard will follow up with letters to homeowners along this non-compliance issue to rectify.

ARC – David received an ARC Request form for window replacement. John motioned for approval, Denise 2nd, and approval was unanimous.

New Business- Our current irrigation repair company offered our HOA an alternative to irrigation maintenance, in which for \$600/yr., they will perform a scheduled bi-monthly inspection to our irrigation system (entrance island areas only twice a year). With that, each irrigation repair they make, they will charge us normal fees minus a 15% discount on labor and parts.

John suggested that we add the cost of the service to our budget and try the service plan for one year. Richard motioned, Paul 2nd, and the plan was approved unanimously.

Due to the expensive cost of brick wall repair, the board is trying to figure best solution to controlling costs. There are masonry repair specialists out there that charge less than others but, are not insured. Discussion followed on liability to us and insurance issues to laborers performing the wall repairs. John will look into if we need to hire the more expensive contractors vs the masonry specialists not insured. Bob Hayne suggested spending money for an attorneys advice to the situation. Richard will speak to fellow attorneys to gather advice before we invest.

Old Business- Bob Hayne volunteered to help place clamps on the back stop at the Tot Lot to hold the chain link fencing properly to the pole framing.

Adjournment- John adjourned the meeting at 7:31, Paul 2nd. Unanimously approved.

Minutes taken by: Mike Sperling