

Board of Directors Meeting

Coach Homes V

A meeting of the Board of Directors for Coach Homes V at River Strand will be held on Monday, September 20, 2021, at 6:00 p.m., in person at the River Strand Golf & Country Clubhouse and via ZOOM (mask required for in person attendees)

APPROVED MINUTES

1. **Call to Order:** The meeting was called to order at 6pm.
2. **Proof of Notice:** Notice was provided in accordance with FL ST and the association's governing documents.
3. **Determination of a quorum:** A quorum was established with all three board members present; Bill Moritz, Paul Plunkett, and Carol Bjorklund.
4. **Approval of previous unapproved minutes: MOTION** made by Paul, seconded by Carol to approve the May 8, 2021, meeting minutes as presented. MOTION passed unanimously.
5. **Owner Comments or Questions**
 - a. Sandy Eisenberg 7005 #101 is unhappy with the trees, weeds, and missing plants. The Board, Management Co. and Artistree will review and take follow up action. Sandy would like to comment on dirty windows, dirty roof. The tall grasses are also a concern.
 - b. 6908 #102 asked when the power washing, roofs and windows will be cleaned. She also commented that it may be too soon for exterior painting.
 - c. Jean 6929 #103 pending permanent roof repair scheduled for Thursday, September 23.
 - d. Jean also reported 6923 #101 tree is leaning. Artistree will follow up.
 - e. Jean asked about the pest control company that would be able to treat for ants. Bill explained that Home Team Pest Control can access and service the MI Homes installed system. There is pest control done by Artistree.
 - f. Windows needing to be caulked was also discussed.
6. **Officer's Reports**
 - a. President's Report (Bill)
 - i. Bill thanked the owners present for their comments and explained that the Board and Management Company are committed to communication, action, and timely solutions.
 - ii. Bill outlined the management company transition.
 - iii. Bill outlined the financial due diligence that has been done.
 - iv. Flood Insurance Cancellation. Due to FEMA re-mapping, CH5 is no longer in a flood zone and is no longer required for the association to maintain flood insurance. **MOTION** made by Paul, seconded by Carol to cancel Flood Insurance effective November 1st, 2021. MOTION passed unanimously. *(6923 will be researched)*
 - b. Treasurer's Report (Carol) – August 31, 2021
 - i. As attached to these corporate records, Carol reported from the August 31, financial statements.
 - c. Landscape Update (Paul)
 - i. Paul recently met with Artistree. Overall Artistree is learning the property and has been quite responsive. Artistree is working on Irrigation system. Many sprinkler heads were buried, and some were broken. Both cases have been addressed. Artistree conducts monthly irrigation system checks. Weed control is also planned. Paul outlined the Artistree work order tracking system. Sunstate will request access to the tracking sheet. Artistree is creating a 12-month services schedule calendar. The leaning trees will be addressed. The roots need to establish prior to a hard prune. Trees have been trimmed away from the buildings to prevent pest issues. Pending quotes for shrubs replacement. The fertilization black out will be lifted in October. Artistree's contract included increased fertilization, which will allow plants to thrive.
7. **Sunstate Management Report (Nicole)**
 - a. Five Year Interior Fire Sprinkler Inspection 10/7 & 10/8
 - b. Open work orders (pending)
 - c. Bids on Exterior Painting are pending. Power washing, sealing (caulking) was discussed.

- d. Mulch Date 11/11/21
- e. **Power washing MOTION** made by Carol, seconded by Paul to approve GI Home Repair as presented in the amount of \$3,250. This will cover the driveways, walkways, and landscaping rocks. MOTION passed unanimously.
- f. Window Washing was discussed. It was removed from the budget since 2019 due to logistics to access the windows for cleaning.

8. Unfinished Business

9. New Business

10. Next meeting date: Budget Meeting November 15th at 6pm.

11. Adjournment: With no further business to discuss, the meeting adjourned at 7:20pm.