

Board of Directors Meeting

Coach Homes V

November 15th, 2021, at 6pm

Minutes

1. **Call to Order:** The meeting was called to order at 6:00pm.
2. **Proof of Notice:** Notice was provided in accordance with FL ST 718 and the association's governing documents.
3. **Determination of a quorum:** A quorum was present with the following board members present; Bill Moritz, Carol Bjorklund, and Paul Plunkett.
4. **Approval of previous minutes from 9/20/2021 MOTION** made by Carol, seconded by Paul to approve as presented. MOTION passed unanimously.
5. **Owner Comments or Questions:**
 - a. 6929 101 – asked about the interior fire sprinkler inspection and is concerned with scheduling.
 - b. 6907 103 – commented on the circle irrigation not working properly. Paula also commented on the placement of the stop sign right near her driveway. She is unhappy with this location.
 - c. 6914 102 – commented on the golf course views due to the landscape needing to be trimmed.
 - d. Sandy – is concerned with areas in the community sidewalks. She sent photos to Bill. Bill confirmed the sidewalks are the responsibility of the master association.
 - e. 6919 104- is concerned with the tree along her walkway is starting to push the pavers up.
 - f. 6908 102 – commented regarding the landscaping between the driveways. They need to be trimmed.
 - g. 6904 102 - Bob Glenn commented on open work orders for landscaping in the courtyard.
6. **Officer's Reports**
 - a. Treasurer's Report (Carol) –Carol reported from the October 31, 2021, financial statements.
 - b. Landscape Update (Paul)- Paul works with Artistree. Weed control is the main concern. The sprinkler system needed many repairs. The mulch will be installed soon. No firm date yet.
 - c. An owner is concerned with the trimmings and view.
7. **Sunstate Management Report (Nicole)**
 - a. The interior fire sprinklers that were not inspected, are scheduled to be inspected in December.
 - b. American Pride Electric has repaired the junction box at 6911 per the Back Flow / Fire Sprinkler inspection.
 - c. Sunstate worked with Board members to prepare and mail the budget package.
 - d. Reviewing the FEMA re-mapping / flood zones determinations.
 - e. Two reported roof leaks have been repaired by Colonial Roofing.
 - f. Obtaining painting quotes. Received Red Door proposal so far.
 - g. Lights were inspected and bulbs replaced as needed by Gary of GI Home Repair. Gary recommends a monthly light check. 6924, lights are on 24/7 and 6924 #102 light bulb is out.
 - h. 6908 #101 pending garage paint touch up.
 - i. Bill would like homeowners notified once a work order is complete.
8. **Unfinished Business**
9. **New Business**
 - a. **2022 Budget:**
 - b. Bill explained that the Board voted previously to cancel flood insurance due to FEMA re-mapping and homes no longer falling in the required flood zones. There are five units that are still in a flood zone. The coverage is per building and not per unit. **MOTION** made by Paul, seconded by Carol to rescind to reinstate the flood policies and continue review. MOTION passed unanimously. Bill noted the two accounts that are not being funded by Reserves (painting and paving) due to already being fully funded. Landscaping account for 2022 has been increased to cover tree / plant replacements. The landscaping project is planned for the spring. The board reviewed the 2022 proposed budget. **MOTION** made by seconded by to approve the 2022 budget as presented. The quarterly dues will be \$870. MOTION passed unanimously.
10. **Next meeting date:** Annual Membership Meeting held in March 2022.
11. **Adjournment:** With no further business to discuss, the meeting adjourned at 7:10pm.