

COACH HOMES V AT RIVER STRAND CONDOMINIUM ASSOCIATION, INC.

March 6, 2023, at 6pm

Annual Membership Meeting Minutes

Annual Meeting

1. Annual Meeting Called to Order: The meeting was called to order at 6:03pm.
2. Verification of Quorums: 16 members present and by proxy.
3. Proof of Notice of Meeting: Notice was provided in accordance with the FL ST 718 and the association's governing documents.
4. Ratification of Minutes: MOTION made by Carol, seconded by Bill to approve as presented. MOTION passed unanimously.
5. Financials: Carol reported from the January 31, 2023, financial statements.
6. President's State of Coach Homes V at River Strand
 - a. Planned for 2023: Window washing, roof cleaning (approved, vendor will be ProClean. Pending scheduling) dryer vent cleaning (Approved. Vendor is Paradise Dryer Vent Cleaning. This is scheduled. Does not require inside access. Notice to owners has been sent), landscaping projects (obtaining quotes in March, planting in April)
 - b. Confirmed that driveways that did not seal well will be re-done in May. The vendor is guaranteeing his work.
 - c. Rob Odeh will inspect the exterior lights monthly. Rob will be on site this week on 3/9.
7. Verification of Candidates for the Board: Bill Moritz and Carol Bjorklund. The members present and Sunstate management thanked Paul Plunkett for all of his time and hard work on the Board. Paul has served since 2015. Paul was presented with a thank you plaque for his dedication and leadership.
8. Seating of Directors: Bill Moritz, Carol Bjorklund, and 1 vacant seat.
9. Community Reminders: Snowbirds AC systems should be inspected before leaving to avoid an issue while the owner is away. Home watcher services are needed to keep an eye on the home at least twice per month.
10. Open Membership Discussion
 - a. An owner expressed concern with the lack of depth in the mulch.
 - b. Plants will be installed in the breezeways. An owner expressed being in favor of installing flowers around the base of the trees.
 - c. An owner reported a truck for dumping dirt along the streets. There is a golf course project going on. Administration had most of it cleaned up.
 - d. An owner asked if plants are required and do they need to be the same in the breezeways. An owner would like to remove the plants and replace the landscaping bed areas with pavers.
 - e. An owner commented on the placement of a stop sign. It is not very visible. This owner contacted the Master Association.
11. Adjournment of Annual Meeting: With no further business to discuss, the meeting adjourned at 6:36pm.

Board of Director Meeting

1. Board of Director Meeting Called to Order: The meeting was called to order at 6:38pm.
2. Proof of Notice of Meeting: Proof of notice was confirmed in accordance with the FL ST 718 and the association's governing documents.
3. Ratification of Minutes: TABLED.
4. Election of Officers of the Board of Directors:
 - a. Bill and Carol agreed to the following Board positions: Bill Moritz as President / Treasurer and Carol Bjorklund as Vice President / Secretary. MOTION passed unanimously.
5. Owner Comments:
 - a. 6914 irrigation in the back needs to be inspected. The area is very wet. 6903 irrigation needs to be inspected. It is very dry.
 - b. FEMA filing will be worked on in April.
6. Next Meeting Date: TBD
7. Adjournment of the Board of Director Meeting: With no further business to discuss, the meeting adjourned at 6:45pm.

Nicole Banks

Community Association Manager for Coach Homes V at River Strand

www.sunstatemanagement.com