

COACH HOMES V AT RIVER STRAND CONDOMINIUM ASSOCIATION, INC.

Annual Budget Meeting Tuesday, November 17th, 2020

4:30 p.m.

Un-Ratified Minutes

The Annual Budget Meeting of Coach Homes V Condominium Association, Inc. was held on Tuesday November 16th, electronically at 4:30 p.m. on Zoom to conduct Association business.

I. Call to Order

President Hugo Lopez called the meeting to order at 4:40 p.m.

II. Verification of Board of Directors Quorum

Two Directors of the Association's Board of Directors (Hugo Lopez, and Carol Bjorklund were in attendance electronically establishing a quorum of the Board of Directors.

III. Verification of Proper Notice of Meeting

Evidence of proper notice was presented by Dev Doyno.

IV. Point of Order (Minutes)

Mr. Doyno made a point of order that he did have minutes from the July 16th, 2020 meeting, indicating that ratification of these minutes were not placed on today's agenda, but he would like to ask for ratification as presented to the Board previously.

Mr. Lopez made a motion to accept the minutes of the July 16th, 2020 meeting as presented. Ms. Bjorklund second the meeting. Discussion was called, being none a vote was called. *The motion was approved unanimously by the Members of the Board present.*

V. Financial Report

Mr. Doyno of DRI Management presented the Association financial report ending in the month of October 2020. Indicating all account balances, two membership accounts were outstanding for the period, and that all accounts for the month of October 2020 balanced and reconciled. Mr. Doyno further mentioned that two members still owed both Special Assessment payments, and that six other members owed the second Special Assessment payment.

VII. Presentation of Proposed 2021 Operating and Reserve Budgets

Mr. Doyno presented the proposed 2021 operating and reserve budgets as prepared and attached to these minutes. Mr. Doyno did note that the membership and Board may want to consider the pooling method as option to fund future reserves instead of component funding as currently utilized. Indicating that this would create flexibility, and would be considered after a reserve study is performed. Mr. Doyno did state that a onetime membership vote will be required to permit utilization of the pooling method as an acceptable method to fund reserves. Mr. Doyno stated that the 2021 proposed Budget will increase the quarterly dues to \$870.00 per unit owner for a total of \$3,480.00 for the year per unit owner.

Member Scheuer commented that after recent landscape was completed it left a lot of dirt in the paver joints. Also, mentioning that there is no expenses listed on the proposed budget for window cleaning. Mr. Doyno responded that the Board did not include window cleaning on the proposed budget. Mr. Lopez elaborated, that in the past many of the owners were dissatisfied with the results, regardless of who the vendor was. So, the Board felt it would be better for the unit owners to have them cleaned on their own by a vendor of their choice. Further discussion ensued, and the comment was noted for future consideration.

VIII. Board Discussion and Member Questions and Comments

Mr. Lopez did clarify why the insurance line item changed, as a result of the timing of policy maturity dates, and increases in flood insurance as set by FEMA.

Ms. Bjorklund asked if there are any funds available for plant replacement? Noting some of the Cassandras recently planted. Mr. Doyno indicated that some of those will be replaced by the landscape vendor.

Mr. Lopez commented that he would like to take funds from the capital contribution account and perform power washing of the drives and walkways before years end. Asking if that is possible? Mr. Doyno answered it is. The Board requested that get performed.

Mr. Lopez addressed the appearance of the Geiger trees recently planted. Mr. Lopez indicated how the selection was made, considering that the Board wanted something different then other trees in the neighborhood, and he chose a flowering tree to achieve that thought. Mr. Lopez explained that due to a delay beyond the control of the Board and vendor that the trees were planted a little later than wanted, resulting in some of the appearance, as the trees are going into a dormant time of the year. Indicating that landscape has been nurturing the trees and only one seems to be displaying a problem, but does have buds starting to appear currently. Indicating that if this tree does not make it will be replaced.

IX. Call for Motion to Ratify the 2021 Proposed Budget, and Board Vote

Mr. Lopez made a motion to accept the proposed budget for 2021 as presented. The motion was second by Ms. Bjorklund. Discussion was called, being none a vote was called. *The motion was approved unanimously by the Members of the Board.*

X. Adjournment of Meeting

Being no further business to discuss, Mr. Lopez made a motion to adjourn the meeting. Ms. Bjorklund second the meeting. *The motion was approved unanimously by the Members of the Board.*
The meeting was adjourned at 5:31 p.m..

Respectfully Submitted,

Dev Doyno
Community Association Manager
Coach Homes VI at River Strand

Attachments

Coach Homes VI at River Strand Landscape Committee Recommendation

November 16th, 2020

Upon the Landscape Committee of Coach Homes VI at River Strand meeting on September 29th, 2020, which resulted in a vote to recommend proposed landscape project enhancements as stated within to the Association's Board of Directors. I as the Committee's Chair hereby present said recommendation to the Coach Homes VI at River Strand Board of Directors as follows:

1. Recommended Landscape Enhancements

Proposed Phase 1 Project

Refurbishment of the Elm tree planters: Remove existing Elm trees and plants; and replace with single Foxtail Palm trees, Nora Grant Ixora, repair and replace irrigation from outlet sides of laterals, and mulch. **This project**

has been deemed necessary due to the invasive nature of the Elm tree root systems toward the structures and underground sewage and water lines, as well as the dormant appearance of the Elms during a good part of the year; and the low acid tolerance of the existing plants in these planters.

Proposed Phase 2 Project

Refurbishment of outer center entryway planters and end cap planters at the garage front corners: Remove ferns and Croton plants, and any remaining small Medallion trees at building corners; Plant new Mami Crotons, repair and replace irrigation replace irrigation from outlet sides of laterals, and add mulch. **This project is deemed necessary to enhance the appearance of the fronts of the buildings, and improve maintenance of these areas.**

Proposed Phase 3 Project

Refurbishment of driveway division strips: remove Royal Cuban Palms, Hibiscus plants and grasses within the driveway strips; plant Dwarf Ixora, repair and replace irrigation replace irrigation from outlet sides of laterals, and mulch. **This project is deemed necessary as the Royal Cuban Palms planted within this area should not have been planted within these areas, as confirmed by representatives of Manatee County Exchange and the University of Florida. Indicating that the area in which the trees are planted limit the nutrients necessary to maintain adequate health of the trees, and the root system is expanding beneath the paver driveway bricks in search of food source, creating issues that are starting and will continue to cause issues with the driveways and garage doors. The current grass plantings are overplanted in the area and seldom provide color, and the Hibiscus are planted at the tops of the driveway, where water runs away from these plants that require the most water of the trees and grasses that are also planted in the strip at the lower levels.**

2. That Green Valley Property Maintenance, Inc. be awarded the contract to perform the work as stated within their proposal.
3. That Terry's Tree Service be awarded the contract to perform the tree removal and stump grinding of the elm trees and Royal Cuban Palms as stated within their proposal.
4. That an opinionnaire be sent to members to gain feedback from the members in regard to the scope of the projects, and desired funding methods, as established within the attached proposed opinionnaire prior to the Board making a final decision.

Chair's Notation for Consideration by the Board of Directors

1. As funding may require these proposed projects to be performed over a couple of years. The Board should consider that pricing provided may increase.
2. Committee member's votes to make the aforementioned recommendation were as follows: Fran Taylor (Yes), Sherry Fragapane (Yes), Dev Doyno (Yes), Tim Renyer (Abstained), and Sharyn Quiros (Yes).

Respectfully submitted,

Sharyn Quiros
Coach Homes IV Landscape Committee Chair