

# Board of Directors Meeting

## Coach Homes V

### June 22, 2022 APPROVED MINUTES

1. Call to Order: The meeting was called to order at 6pm.
2. Proof of Notice: Proof of notice was provided in accordance with the FL ST 718 and the association's governing documents.
3. Determination of a quorum: A quorum was established with the following board members present; Bill Moritz, Paul Plunkett, and Carol Bjorklund.
4. Approval of previous minutes from February 15<sup>th</sup> and March 21<sup>st</sup>, 2022, MOTION made by Carol, seconded by Paul to approve as presented. MOTION passed unanimously.
5. Owner Comments or Questions:
  - 6911 #103 reported she was bulgarized on June 9<sup>th</sup>. It may have been a cleaning person. This was reported to the Manatee County Sheriff's Office.
  - 6923 #103 Exterior Light (left side near garage) needs re-installed.
  - Recommendation to not leave garage remote in vehicle.
  - Landscaping addressed under Paul's report.
  - Connecting with neighbors was discussed.
  - 6923 #103 reported ground water from the courtyard into the garage.
6. Officer's Reports
  - Presidents Report
    - Update on painting project: Mostly positive feedback. Sunstate is tracking any reported issues.
    - Update on flood insurance: Under review. The Board will create a list of questions and Sunstate will set up a conference call with DJ and Lacey of National Flood Experts regarding re-mapping pros / cons. MOTION made by Bill, seconded by Paul to approve the \$8,483 engineering study for re-mapping. This is contingent upon confirmation that the future building policies will be approximately 20%. MOTION passed unanimously.
    - Community HOA Report: Bill is participating in a new committee to bring the sub associations issues together on a master level. The committee Bill is serving on is working on rental processes among the sub associations and is working to create a master rental tracking list.
  - Vice President Report
    - Update on landscaping project and plant replacement: Underway. Paul is going to count the dwarf pitch apple plants and will evaluate additional plantings. Paul continues to work with the account manager. Owners with concerns should submit a work order. Paul confirmed that owners are not permitted to make landscaping modifications. Please report concerns via work order system.
    - Geiger Tree Update: MOTION made by Paul, seconded by to approve re-stake, and add an additional strap to the Geiger trees in the amount of \$971. MOTION passed unanimously.
    - Community HOA Report: Paul is serving on a committee that focuses on sub associations option to pool services and vendors together. Pond Professionals contract is managed by Heritage Harbor.
  - Treasures Report
    - Year to Date (Jan – May): Carol reported from the May 31, 2022, financial statements.
    - Under / Over Budget: Overall trending under budget with a year-to-date net income of \$11,438. This is mainly due to timing of this year's expenses.
    - First Partial Payment Painting: MOTION made by Carol, seconded by Bill to approve payment of \$26,668.00 to Adam's Painting. MOTION passed unanimously.
7. Sunstate Management Report (Nicole): Summary Report attached.
  - Bid for paver leveling and replacement: Pending.
  - Bids for roof cleaning: Pending.
  - Contract Southern Spreading for November date for Mulch: Confirmed.

-Handyman Report: Attached.

-Bids for Driveway power washing planned for the fall: Pending quotes.

**8. Preparation of 2023 Budget**

Projects for consideration

-Dryer Vent Cleaning

-Window Washing

-Geiger Tree mounds additions

**9. Next meeting date: TBD (September)**

**10. Adjournment: With no further business to discuss, the meeting adjourned at 7:27pm.**