

Board of Directors Meeting

Coach Homes V

Monday, November 13, 2023, at 6:00 p.m.,
in person at the River Strand Golf & Country Clubhouse

MINUTES

- Call to Order: The meeting was called to order at 6pm.
- Proof of Notice: Proof of notice was provided in accordance with FL ST 718 and the association's governing documents.
- Determination of a quorum: A quorum was established with the following board members present; Bill Moritz and Carol Bjorklund.
- Approval of previous minutes from 5/19/23 and 3/6/23 Board meeting minutes as presented. The Board unanimously approved the minutes.
- New Business
 - i. Adopt 2024 Budget: The Board presented the draft budget.
 1. Bill highlighted the large increase in insurance premiums. This is the case in many associations.
 2. Bill highlighted other Coach Homes quarterly assessments and special assessments.
 3. Bill belongs to a group of Presidents of the other HOAs here in the community. This group compares projects and progress.
 4. Bill highlighted 2023 accomplishments:
 - a. Christmas Palms installation to replace the Geiger trees.
 - b. All 13 buildings were repainted.
 - c. All 13 Roofs were cleaned.
 - d. Dryer vent cleaning was completed.
 - e. Window washing was completed.
 - f. Plant replacements in the breezeways.
 - g. Roof leak repaired.
 5. MOTION made by Carol, seconded by Bill to approve as presented. The quarterly fee will be \$1,150. MOTION passed unanimously.
- Owner Comments or Questions:
 - An owner commented on the plants in the breezeway. He is concerned there is not enough water. The plants on the driveways were discussed. There are irrigation concerns.

- Window cleaning was discussed. Access to the windows behind the grate was discussed. This was not included in the recent window cleaning.
- Insurance market was discussed. Appraisals have increased due to replacement costs.
- Electricity expense increase was discussed.
- CDs for reserve funds was discussed.
- Next meeting date: TBD

- Adjournment: With no further business to discuss, the meeting adjourned at 6:40pm.

Respectfully submitted on behalf of your Board of Directors