

## Laurel Hollow Condo Association – BOD Meeting – Minutes 4/20/21

The meeting was conducted via Uber Conference and came to order at 4:05 pm.

A roll call of the board was made by the president and a quorum was met. All members of the board were present (Joice Fairchild, Lorie Lettinga, Earl Ipsaro, Jeff Bench, and Kristine Brugmann).

The meeting minutes of the February 16, 2021 meeting were adopted as written.

Joice gave the President's Report. A change to the distributed agenda was announced. Joice invited residents who are interested in forming an architectural modification committee to contact her directly.

Lorie Lettinga had nothing to report as Vice President

The Treasurer's report: Earl Ipsaro reported that our total assets are at \$351,326 Our reserve fund stands at \$297,214. Approximately \$9,000 of our reserves was spent in the first quarter for the Cabana decking. We had over \$21,000 in invoices paid in March, including some bigger ones besides our normal bills. We had pump repairs, gate repairs, irrigation repairs, and purchased new pool filters. Everything has been paid. We came in at 96% of budget. We're roughly \$2,600 under budget. Our quarterly assessment rolls back to \$600 starting July 1, 2021 with the end of the Comcast contract.

Facilities Director Report: Jeff reports that grass is improving. The Center Fountain in our lake is illuminated at night. The fountains will be active for 8 out of 24 hours, and not during windy periods. Jeff reported the well between the pool and #297 is functional, but not working due to low water during the dry season. Jeff mentioned Hydretain, a substance sprayed on grass that absorbs water from the atmosphere and shunts it to the roots of the grass. This is best used during the dry season of February to June. Jeff reported some repairs he made for little or no cost.

Secretary's Report: Kristine Brugmann reported she had completed Certification through the Becker law firm, online. She also reported that there is a bill (630) before the Florida Senate that affects Condo and Home Owner Associations. It is anticipated that this will pass in the coming months and go into effect July 1, 2021. In that event she will report on anything from that bill that has bearing on Laurel Hollow. Kristine reported that multiple residents had requested a return to in-person BOD meetings at the Cabana, as prior to the Covid pandemic. Kristine cited a need for integrated meetings (ie, members on site in person at cabana and members out of state with Uber Conference or the like) when we resume in person meetings, as two board members are mostly in residence in NYS and it has been pointed out that this would be an issue as there is no WiFi at the Cabana

Lorie motioned we get WiFi at the Cabana. Kristine seconded the motion. Motioned carried.

Garden Committee: Nancy DeForge requested residents to contact her if they can help with watering flowers at the Cabana from June through September

Mike Torina gave a report on "Amazon Key for Business" system.

If someone calls a resident from the front the gate claiming to be from Amazon with a package, residents should tell them to use the "Key for Business" and NOT to allow the driver entry. (If they cannot gain access via their phone, then Amazon did not give them access.)

Mike described an idea to preserve the gate loops during the paving project. It will be less expensive and more secure if this can be accomplished. This will result in a slight slope in the area after paving, to get the necessary thickness of the material and still compensate for the removal of less existing road surface.

Discussion segued into Ernie Bussaglia's report on the paving project. It will begin with milling on Monday, May 10, 2021. An email will follow detailing exactly which activities will be occurring in our community. The USPS will hold mail 5/10/21-5/20/21. Residents may choose to collect their mail at the post office during hours of operation, or have it delivered after the project is complete. Emails will follow about trash pick up, waste management and newspaper delivery.

Cabana/Pool: Lorie Lettinga reports there had been wide temperature fluctuations due to bugs, but this is now resolved. There have been issues with filters mostly due to sunscreen in the pool, and reminds residents and their guests to shower before using the pool. Also, more people are needed to clean the Cabana.

Kristine Brugmann, secretary, indicated there are four residents who requested to speak at this meeting.

Dianne Housman spoke about her opposition to speed bumps.

Nancy DeForge spoke about her opposition to speed bumps

Al Tadder spoke about his opposition to speed bumps

Joe McVey spoke about other measures that can be taken that could result in improved road safety and agreed to send a document summarizing his statements to the BOD for future discussion.

Unfinished Business: Joice Fairchild brought up the need for an Architectural Modification Committee rather than the current stopgap measure of having the BOD fill this function. Lorie motioned we make a separate committee. Earl seconded the motion. No discussion and the vote was unanimous.

Anyone willing to be on the committee should get in touch with Joice.

Bloomings contract ending was tabled.

New Business.

Joice Fairchild discussed a need to hire a lawyer to file Amendments to the Declaration approved at the latest annual meeting.

Earl Ipsaro reminds us the Comcast contract will be up on June 30, 2021 and reports that they will be in touch with residents, as they wish to retain customers.

Lorie motioned for a discussion of speed bumps and Kristine seconded the motion. Lorie said she would like an opportunity to make a presentation at the next meeting. Information from Lorie regarding portable humps and information from Joe McVey will be distributed to residents prior to the next meeting.

Future BOD meetings. The outcome is that we will get WiFi at the Cabana, but next meeting will be Uber only, due to road project.

Jeff Bench rejoined the meeting, but was unable to make contact with Joe from Bloomings. Kristine Brugmann motions to proceed with Hydretain application if determined it can be completed by Friday, April 30, but if not, then wait until next year's dry season. Lorie seconds the motion and it was carried unanimously.

Lorie motioned to adjourn the meeting, and Earl seconded the motion. The meeting ended at 5:32 pm.

The next BOD meeting will be on Tuesday, May 18th at 4:00 PM via Uber.

Community input started shortly after the meeting ended.

Prepared by: Kristine C. Brugmann