

Laurel Hollow Condominium Association BOD Meeting Minutes – May 17, 2022

The meeting was conducted via Dialpad. The meeting was recorded.

Present: Maura Raftery, Molly Kesmodel, Jeffrey Bench, and Carol Phillippe were present at roll call. A quorum was certified and the meeting was called to order at 4:05 pm.

Minutes – The minutes from the April 19, 2022 Board meeting were approved as written.

Maura announced Joice Fairchild has resigned as President. Maura thanked Joice for her devotion as Laurel Hollow Board President for two-plus years.

Carol Phillippe nominated Maura Raftery as President. The motion was seconded by Jeff Bench. Motion passed. Maura nominated Jeff Bench as Vice President. Molly seconded. Motion passed.

Reports of Officers

Vice President's Report – Maura Raftery reminded members to submit questions, suggestions and complaints via the Laurel Hollow website.

Treasurer's Report – Molly Kesmodel announced that we are still running high in legal expenses and accounting. Utilities are up \$3,600. Savings year-to-date is \$11,000. We continue to search for a bookkeeper. Molly will be sending the survey out soon.

Secretary's Report – Carol Phillippe noted the old file cabinets have been removed from the Cabana and she is preparing the formerly filed documentation for scanning.

Facilities Manager's Report – Jeff Bench reported the electrical panels have been updated by Graham Electric. The new pool drain is on order. The irrigation team has been doing an amazing job. Jeff moved that we order an upgraded remote for the Hunter clock. Molly approved. Motion passed.

Reports of Committees

ARC – Carol reported for the ARC Committee. Five requests were received and four have been approved. One request was deferred to the Board.

Garden Committee – Nancy DeForge reported the committee has ordered new mulch for the front and the back entry areas. Also, Florida Native Plants Nursery & Landscaping at 730 Myakka Road, Sarasota is a great place to get native plants.

Welcome Committee Nanci Bussaglia announced James and Carolyn Willis have purchased #335, and will be moving in after some renovations. Frank and Jacqueline Tadros are the new owners of #204.

Owners Input – There were no requests from members to speak.

Unfinished Business

Kitchen/Bathrooms Spruce-up – This topic is tabled until the August meeting.

Survey Update – This topic was reported on during Treasurer's report.

Road Sealing – Ernie Bussaglia reported the start date for the road sealing is June 16. Maps will be shared as soon as they become available. Issues still to be resolved are mail, newspaper delivery and trash pick-up. More information will be shared as soon as possible.

New Business

Security – Suggestions to increase security within Laurel Hollow include solar lights in the roundabouts and common areas; motion cameras and lights on homes; motion lights and cameras at the front and back gates, and securing the east boundary chain link fence.

Internal Dispute Resolution –Jill Harrison explained the purpose of appointing an Internal Dispute Resolution Panel as a no cost 3-4 step process to resolve a conflict within the COA that is likely headed to court. It is voluntary and nonbinding. Many states have already put IDR Panels in place and in following legislation it appears Florida will soon be on that list. Please send your insights, questions or comments to the Laurel Hollow Office.

Website Update – The members section will be migrating behind a firewall accessed by passwords. You will be able to access the meeting recordings on your own. Carol will send out instructions soon.

The next meeting will be on August 16, 2022 at 4:00 p.m. at the Cabana. Molly made a motion to adjourn the meeting and Carol seconded. The meeting was adjourned at 6:00.

Documented by: Carol Phillippe, LHCA BOD Secretary