

Laurel Hollow Condominium Association BOD Meeting Minutes – August 16, 2022
Approved as corrected at the 9/20/22 Board Meeting

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

Present: Maura Raftery, Molly Kesmodel, and Carol Phillippe were present at roll call. A quorum was certified and the meeting was called to order at 4:03 pm.

Minutes – The minutes from the August 1, 2022 Special Board meeting were approved as written.

Resignation - Maura announced Jeff Bench has resigned from the BOD. Maura thanked Jeff for serving on the Board and for all of his volunteer work around Laurel Hollow over the past few years.

Reports of Officers

President – Maura asked two members of the community to step forward and serve in the two available positions on the BOD. We need a Vice President and a Director-at-large. We have hired an accountant and an irrigation company. The Honest Water Services will be on site twice a month. During the spring survey we had eleven volunteers to serve on a committee to review other landscape companies. Because names were not attached to the survey Maura asked those volunteers to please step forward,

Treasurer's Report – Molly Kesmodel reviewed our current budget documents. We will have new expenses with the hiring of the accountant and the irrigation company. Our insurance is going up approximately \$200 per month due to many insurance companies leaving Florida and an updated required 3-year appraisal of our property. At the end of July we are \$4,000 under budget for the year.

Secretary's Report – The annual membership meeting is scheduled for Tuesday, February 21, 2023.

Reports of Committees

Gate – Bub Phillippe confirmed the cell box/module has been put into place at the front gate and he reminded everyone there is a new front gate phone number: 941-445-1121. If you receive a call from the front gate this is now the number that will appear in your phone. He reminded everyone to add this new number to their contact list.

Owners Input

Nancy Deforge – See Addendum below. Nancy's question confirmed that owners are responsible for cleaning the vinyl fence along the back side of their property. Also,

Sue Doherty – Sue asked everyone to turn on their yard light at night or use a dusk-to-dawn light bulb. This will help discourage thieves and assist early morning walkers with safety.

Unfinished Business

New Accounting Hire – Mary Silverstein has begun her duties as the part-time accountant for Laurel Hollow. She has many years of experience.

Rules, Regulations and Standards – The updated document has been shared with the community and will return to the agenda in September for discussion.

Enforcement Section of Rules, Regs and Standards – Maura reported we have one volunteer to serve on the committee to review Enforcement. She requested more volunteers step forward.

New Business

Facilities Team – Tabled until the September meeting.

Updated Sale Approval Form – The updated form will be added to the website. It is much easier to follow instructions on the new form.

Attorney for Community – Jill Harrison presented a table with several potential attorneys for our Board to consider using during the coming year. The discussion on this topic was tabled until September to give the Board time to do more research.

Bylaws and Declaration Amendments – Maura noted that some of our governing documents might need updating and now is the time to begin reviewing and discussing those possible changes.

Landscape Company Committee – We need volunteers to determine who the community will contract with for future landscaping needs. **We had eleven volunteers resulting from the spring survey. Unfortunately the survey didn't allow for names to be included.** Please contact the **Laurel Hollow Office** if you are willing to serve on this committee.

Survey – There will be a short survey coming out soon in reference to Comcast and pets.

The next meeting will be on September 20, 2022 at 4:00 p.m.

The meeting was adjourned at 5:02 p.m.

Documented by: Carol Phillippe, LHCA BOD Secretary

Addendum:

Following the meeting it was confirmed that owner's are not responsible for cleaning the vinyl fence along the back of their property. The Association is responsible for this task.

Owners must have an outside inspection prior to selling their property to confirm there are no outstanding conformance issues.