

Laurel Hollow Condominium Association **DRAFT** BOD Meeting Minutes – October 18, 2022

The meeting was conducted at the Cabana and 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 4:05 pm.

Minutes – The minutes from the September 20, 2022 Board Meeting and the September 23, 2022 Ad Hoc Board Meeting were approved as written. There was an addendum to the August 16, 2022 Board Meeting Minutes to state that LHCA is responsible for cleaning both sides of the vinyl fencing along Roberts and Laurel Road.

Reports of Officers

President – Maura Raftery noted the highlights of the Board over the last several months. She thanked everyone for their dedication to the community.

Treasurer – Molly Kesmodel briefly reported on the September financials and moved on to the October numbers related to the recovery from Hurricane Ian. She estimated the current community cost at \$25,000, with the primary costs related to damaged tree and debris removal. That number is expected to rise as clean up continues. The budget is under review and a possible assessment is one option under consideration.

In accordance with Florida Statutes, fees for estoppel certificates have been reviewed as required every five years and raised to \$299.00. There was a motion by Molly to raise the LH estoppel rate to \$299.00. Carol seconded the motion. Motion passed. Fees for estoppels needing extra attention due to delinquent quarterly assessments will increase by another \$179.00. The fee for an expedited estoppel certificate will be an additional \$119.00.

Secretary – Carol Phillippe thanked anonymous donors for a new printer and a new flag for the community. Jill and Dave Harrison were thanked for the two new life buoy preservers at the pool. She thanked the community for allowing her to serve as Secretary and resigned her position effective October 18, 2022. Maura moved to accept the resignation and Molly seconded. The motion passed.

Approval of New Board Members – Maura Raftery made a motion to accept new Board members Jill Harrison, Earl Ipsaro and Lorie Lettinga. Molly seconded. The motion passed. Maura will step down as President, but remain on the Board.

Jill shared her reasons for stepping in as President when she was asked to consider the position. Losing two board members would not allow us to continue to operate without the county taking over. Earl has agreed to serve as Vice President and Lorie Lettinga will continue over seeing the Cabana/pool area and help in other areas as needed. Earl will stay on until the next election. Lorie announced she needs help on Thursday's to clean the pool and cabana area. Jill also thanked Jeff Bench for his help the first morning after the hurricane.

Facilities Team Report – Ernie Bussaglia reported removal of the downed and damaged large tree debris is our biggest issue right now. Bloomings came in and removed some of the smaller debris and used their chipper for smaller branches. They swapped out mowing responsibilities for cleaning up debris. On the Grind Stump Grinding is here with a tractor and other equipment hauling some larger debris to Roberts Road and taking care of personal residents needs. We have to concentrate on getting the big logs out. Updates will be posted on the website.

The irrigation system, the fences and the street lights are all in need of repair. The preserves have some leaning trees that may need to come out. Ernie has an estimate \$1,000.00 for road damage repair.

Reports of Committees

Welcome - Nanci Bussaglia welcomed Cheryl Kelley and her son Jake who are currently renting at 204 LH.

ARC – Jill Harrison for Brian Kenney. Jill noted there are new website enhancements related to ARC. She also noted #202 has submitted a request for shrub replacement and #270 has requested roof replacement.

Spruce-up/Cabana - Lorie Lettinga is seeking bids for power washing and sealing the pavers.

Garden - Nancy Deforge reported we didn't lose many plants to Ian. The committee will soon be replacing the plants at the pool beds. The removal of large trees need to be alerted to the Board to flag facilities. Trees that do well during a strong storm are live oak and southern magnolia. Our Shady Ladies survived the storm as well. Blaylock Park is a good place to see what kind of trees survived Ian. The committee needs help with hand watering, planting and other landscape jobs.

Gate - Bub Phillippe announced in the short term the gates will be open for tree work. A general vendor code for clean-up is #1157.

Landscape Proposal – Sue Doherty was reporting for Cindi Hines. The committee is in the early stages of researching landscape companies. Committee members are Cindi Hines (chair), Molly Kesmodel, Mary Gillespie, Karen Ipsaro, Larry Covellone, Sue Doherty, and Steve Yurkovic. They are contacting companies to come through the community and share their ideas. There is no end date yet for the committee.

Social – Carol Phillippe for Robin Waters. The annual Halloween Dog Parade will be held at the center eastside circle on October 30 at 5:00. There will be a Halloween potluck on Monday, October 31 at 5:30 at the Cabana. Bring a dish or dessert or an \$8.00 donation for the Social Committee.

Owners Input – No one asked to speak at this meeting.

Unfinished Business

Attorney for the Community – New board members will review the material for a potential law firm and be ready for discussion at the next meeting.

Rules, Regulations and Standards Paint Table – Carol said questions related to the paint tables have been resolved. Molly moved to approve the updated paint tables. The motion was seconded by Carol. Motion passed.

New Street Light Proposal – This proposal will not be pursued due to the street lights needing repair from hurricane Ian.

New Business –

FEMA – The FEMA grant application is under construction by Sharon Hollowell and Maura Rafferty.

Conformance/Enforcement – Due to the damage from hurricane Ian the community inspection date will be moved to after the first of the year with the exception of home sales.

Estoppel Fee – See above Treasurer's report.

Annual Meeting & Election Committee – The annual meeting will be held on Tuesday, February 21, 2023. Terry MacLeod will chair the committee.

There will be an Interim Board Meeting on **November 1, 2022 at 4:00 p.m.** at the Cabana and via Dialpad. Community discussion followed and the meeting was adjourned at 5:43 p.m.

Documented by Carol Phillippe, Community Volunteer