

Minutes of BOD Meeting

December 20, 2022

Present

Jill Harrison – President

Earl Ipsaro – Vice President

Molly Kesmodel – Treasurer

Bobbie Hanna – Secretary

The meeting was called to order at 4:06 pm and was recorded via Dialpad. Due to weather issues the meeting was held via dial-in only. Director Lorie Lettinga was absent from the meeting. A quorum was present. Minutes of the 11/15/22 and 12/8/2022 meeting were approved.

President – Jill informed the homeowners that the board has been working on a lot of infrastructure items since hurricane IAN and various budget models. Insurance claims are being finalized.

Vice President – Earl reported tree trimming and debris cleanup is pretty much complete. Still some brush around the fences that need to be cleaned out.

Treasurer – Molly will hold her comment for later in the meeting.

Secretary – no report.

Committees

Facilities – Al Tadder reported the final estimates for the fence repair/replacement will be \$42,000. Tentative work is scheduled to begin in early February. Street light repair/replacement is still ongoing. Irrigation work is ongoing.

Owner Input –

Agnes Reid thanked the community for their generosity in donating to the Venice Area Pregnancy Care Christmas cottage.

Al Tadder – Suggested the required Reserve Study be conducted in house thereby saving \$5000. He would like to see the proposed assessment be determined by how much the community spent out of pocket on Hurricane IAN.

Nancy DeForge – Asked about the condition of the cabana roof and how it was determined that it needed replacement. Also wanted an update on the cabana kitchen remodel.

Joice Fairchild – She feels that LH is very capable of doing our own reserve study and offered to teach a class on how to proceed. Some discussion pursued between Joice and Molly.

Old/New Business

Home Inspections – A home inspection team has been selected to begin in the first quarter of 2023. Bobbie made a motion to begin inspections on February 1st and was seconded by Molly. Motion passed.

Pool Violations – Sarasota County has issued 8 violations against our pool. Lorie and the pool operator are aware and working to correct these violations.

Common Area erosion between 201 and 311 – Board members and ARC members met with Bloomings to walk the area that has been eroding over the past years. The erosion is on LH property . Estimates are being accepted for repair.

Property Manager – Still waiting on information from Lighthouse and Gulf Coast Community Management.

Landscape Company – a presentation to the community from the 2 new companies will try to be scheduled. Molly made the motion to schedule it sometime in January, Earl seconded. The motion passed.

2023 Proposed Budget

Molly presented several slides on the proposed operating budget for 2023. Slides were reviewed and explained. Assessment amounts will be deferred to the January meeting. A motion was made by Molly to approve the proposed budget and seconded by Earl. The motion passed.

Another motion was made by Molly that at the January meeting the board will determine the amount of the assessment be it either \$500 or \$750. Bobbie seconded. Motion passed.

Meeting was adjourned at 5:40 pm.