

12.27.21 Agenda/Meeting Minutes

Meeting called to order by Vice President Rachel Carlson

2nd by Secretary/Treasurer Shawn McNamara

All Board Agrees in favor

Board in Attendance:

Phillip Howarth, Joseph Mistretta, Shawn McNamara, Rachel Carlson, plus 9 other residents 😊

Discussion about emergency meeting and appointments

- Last weekend we had two board members resign (Rick L. and Frank C.)
- This left three positions open (including officer position of President)
- Another was indicating they wanted to resign and we had not heard from another in some time
- In order to prevent going to the State, Vice-President and Secretary/Treasurer called an emergency meeting and appointed three new individuals to the Board who express previous interest

Introduce new appointments to the board:

Roger Sorvino, Meredith Teffeau, Brian McSheehy (Meredith not in attendance)

Proposed Creation of Committees:

- Finance Advisor Committee -appointing Bill Carlson to head the committee as he's fluent with finances. Good discussion- someone to help the treasurer. Committee members do not have a vote on the board. They are there to advise the board. Bill discussed what an estoppel fee is and how it works. The community hasn't been showing that as a form of revenue in the P&L. P&L statement/budget that will be presented at next quarterly meeting. Motion passes
- Outreach/Communication and Welcome Committee- appointing Matt Walsh to head the committee as he's been very helpful with outreach on NextDoor
- Landscaping and Horticulture Committee- Don Chase has volunteered to help in the interim. We will continue to seek volunteers in the meantime - Thank you Don!
- Compliance Committee--Board Member Phil Howarth expressed interest in championing this committee, others expressed interest for being on this committee.
- ARB Committee; already established- Rachel suggested passing this onto Roger as he has been integral to it already (We will all stay closely involved at this time) ARB meets every other Monday at 6pm. First date of the year is 1/3.

Vice President Rachel makes motion to commit the creation of these committees and appointments

second by Secretary/Treasurer Shawn McNamara

motion carries with all in favor

Will finalize committees at up-coming monthly meeting in January

If you have any interest in helping with any of the suggested committees please reach out, comment, make suggestions and come to the next quarterly meeting in person!

Approval of New Infrastructure Plan

- discuss purchasing domain "ldshoa.org"
- going to build a more informative website
- discuss purchasing proper office communication and management software for the board (o365)
- community member expressed the need to have the bulletin boards cleaned/new plexi glass.

Shawn McNamara agrees and will get them cleaned ASAP

Rachel Carlson makes motion, second by Roger, motion carries with all in favor

Joe Mistretta suggested formulating an opt-in email list for the community for communication- this is currently in place today however there are only ~30 subscribers. We will look to make this an easier process moving forward- for example we could email these notes to the community after every meeting.

Discussion of New Financial/Bank Changes (Rachel & Shawn)

- we are now banking with Fairwinds on 27-- 742 Cagan View Rd, Clermont, FL 34714
- This move was made as Wells Fargo would not transfer 100% ownership to the New/Current Board. They would however cash out the account
- We are able to do much easier online banking and have multiple names on the account to ensure checks and balances.
- Bookkeeper has full access allowing for more efficient bookkeeping

Joe Mistretta proposed looking into rebidding the lawn service-

- complaints of cat-calling and heckling from current service
- Joe will look into getting new bids

Rachel had three bills that needed approval to pay

- Lawyer retainer Fee for 2022

Rachel motioned, Shawn 2nd, all in favor to pay

Phil Howarth made a suggestion to find a new lawyer

he has some experience in this field and will do some research

- 2nd bill to pay Monthly lawn service T&M

Rachel motioned, Shawn 2nd, all in favor to pay

- 3rd bill to pay State of FL – Arbitrator for recall
Rachel motioned, Phil 2nd, all in favor to pay

General ARB Updates/Progress

Discussion of New House Color Variation Selection

Bill Carlson who has been present at ARB meetings has been working on this take old color scheme and meld with new color scheme, forming set of base colors using hexadecimal or RGB codes, can give a variance of "20" on the RGB scale

this allows for thousands of colors just slightly varied from the original base

basically, you can have the base colors but just slightly off from the original

it's not possible to get a purple or pink house under this system

this allows for an array of base colors, with all the houses having a slight variation

kind of the best of both worlds

also, using hex or RGB allows us to accurately track the actual color

not whatever paint company is calling the color

this means that we are not locked into one paint solution

Who is going to be in charge of making sure that the Xmas lights taken down in a timely manner?

Roger mentioned that Vicky and himself will take care of it around or soon after "Three Kings Day"

#12DaysOfChristmas

proposal for standardized monthly Board meetings

meeting on a certain day every month in the park, rain or shine

Board will discuss this in email and set a day of the month and make the announcement for the recurring meeting

General Updates for the Record

make sure everyone has their confirmation they read the rules or a certificate into the secretary

motion to promote Rachel Carlson to president

2nd by Roger, motion carries with all in favor

all Board members agree to operate without a Vice President until next meeting of the Board

Open the floor to questions from those in attendance

issues drawn up from those questions

- installing cameras

cited as expensive

Joe will look into getting bids

- letters of concern need to be drawn up

RVs sighted in the neighborhood for extended periods of time

Board agrees to look into this

- those concerned about individuals in their yard

mention of those still coming over the wall

mention that the 7-11 was the only thing around for people to shop

now that Publix is open, the "over the wall" might stop

in order to trespass, need to post private property and "no trespassing signs"

Phil Howarth mentioned he had a discussion with an officer of the law concerning this

need to warn people they are trespassing with signage and then they can be properly trespassed

- houses currently under sale

need to make sure they keep up with lawn covenants

discussion that there are potential short-term rentals

need to look up the exact laws

need to investigate suspected issues

Motion to Adjourn Meeting, Rachel Carlson

2nd by Shawn McNamara

Meeting Adjourned