



When:	<i>Saturday, November 25, 2023, 10:00 AM EST</i>
Where:	<i>Wells Landing Neighborhood Pool</i>
Meeting:	<i>2023 HOA Board Meeting</i>
<u>HOA Board Members:</u> <i>Jeffrey Berk</i> <i>Don Johnson</i> <i>Ray Butts</i> <i>Lynn Braddy</i> <i>Jubilee Berk</i>	<u>Agenda:</u> <ul style="list-style-type: none"> •
Notes:	<p>Nominations/Voted/Passed Jeff Berk – President Don Johnson – Vice President Jubilee Berk – Secretary</p> <p>Delinquent account 617 Wells Landing Dr, – Approx. \$5,000. \$1,150 for 2024 annual fee will be added in February if account is not paid. The attorney will handle billing etc. afterward.</p> <p>There was an active foreclosure in place that was continued, possibly due to the previous pending sale. However, that sale was canceled.</p> <p>Tree issue: North entry island has Y shaped trees. One has borers. A request for cost of treating rather than removal was made.</p> <p>Plum tree under the pine tree also needs to be taken out.</p> <p>Removal of trees is \$3700. Vote passed to treat vice remove infested trees.</p> <p>Total for treatment / removal is \$2370.</p>

	<p>Estimated cost to replace island oak tree (if necessary) with a 45-65 gallon oak is \$500-\$750/each + planting.</p> <p>Christmas decorations will be installed by the decorating committee.</p> <p>Shirley Dewey's ARB request to replace her roof has been approved.</p> <p>Pool deck repair and refinish: Martin Epoxy \$22,500 which includes grinding and gazebos with repair of the heaving concrete slabs. Ultimate Servicing \$18,500.</p> <p>*Additional research will be done before the final vote to repair.</p> <p>Vote to stay with and research these two companies/bids passed. Additional votes will be taken once we narrow down the exact terms and inclusions.</p> <p>Back flow valve insulated covers \$76, 2 are needed behind the entry signs.</p> <p>Cyber Citizens for Justice subscriptions are approx. \$25/yr. This website discusses legal issues for Florida HOAs and Condo Assoc. Vote approved to provide subscriptions for board members.</p> <p>An update to FI Statute 720 now requires meeting agendas to be published along with notice of meetings.</p> <p>Suggestion from the audience: Linda Olsen: Create a landscaping committee Lynn Braddy: Will head the landscaping committee</p> <p>Mailbox colors: Should it be high gloss, satin or matte. Brandon Industries in Texas can provide the specific requirements.</p> <p>Next Board meeting: Jan 6, 2024, Time: 0900, Location: Pool House</p> <p>Meeting adjourned: 1045</p>
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