



<b>When:</b>	<i>Friday, May 3, 2024, 6PM EST</i>
<b>Where:</b>	<i>Wells Landing Neighborhood Pool</i>
<b>Meeting:</b>	<i>May 2024 Wells Landing HOA Board Meeting</i>
<b>Attendees:</b> Ray Butts, Don Johnson, Jeffrey Berk, and Jubilee Berk	
<ol style="list-style-type: none"> <li>1. Approve April 6, 2024, Board Meeting Minutes - Approved</li> <li>2. Financial Update <ol style="list-style-type: none"> <li>a. Number of delinquent accounts: 1</li> <li>b. Failure to paint: 2 - 1 for Wells Landing and 1 for Willow Oak <ol style="list-style-type: none"> <li>i. Wells Landing – Additional research will be done into statute 720 to determine if additional fines can be added. Also, the C&amp;Rs indicate that the HOA can have the work completed and then billed to the resident.</li> <li>ii. Willow Oak received a letter giving a deadline of July 1<sup>st</sup>. Resident previously requested grace and was given grace under the stipulation that a plan be provided to the board. As of today, no plan has been received.</li> </ol> </li> </ol> </li> <li>3. Old Business <ol style="list-style-type: none"> <li>a. Landscaping removal at 620 Wells Landing Drive and fine.</li> <li>b. Results of Neighborhood Compliance walk: 26 letters were sent to neighbors. Most letters sent were due to unkempt pull off parking. Additionally, letters were sent for landscaping needs. <ol style="list-style-type: none"> <li>i. Prior to the April HOA Board Meeting, the Compliance Committee submitted a list of possible violations. Movement on those findings were tabled until 2 members of the Board could validate the findings submitted. Once two members were able to review and validate findings, letters were sent to those residents.</li> </ol> </li> <li>c. Real estate sign option: Prior signage will continue. However, if a sign appears to need refreshing due to fading etc., a letter will be sent to that realtor to advise a new sign will be needed.</li> <li>d. Trash can storage: Public Works emailed Jeff Berk to confirm new receptacles will be delivered next week but will not be usable until 6/3/2024.</li> </ol> </li> </ol>	

- i. The town is willing to switch out the can for a smaller version. The newsletter will include information regarding a deadline to notify Jeff if a smaller can is desired to allow for a delivery date to be arranged directly with Public Works.
- e. The Mercedes sprinter van on Willow Oak is larger than the ½ ton allowed and a letter has been sent to the resident.
- f. A small motor home, even less than ½ ton, may not be parked on the property.
- 4. Open ARB Requests – None
- 5. New Business
  - a. Website issues and possible solutions: The current website is not user friendly. The Board will research whether the current site can be updated to fit our needs. A roundtable will be scheduled with the board members and Ron to discuss needs and desires of the updated site. The estimated cost to do so would be minimal.
    - i. Dena will send links to the Board for various community websites to reference.
  - b. The pool restrooms have leaks in the faucets in addition to being corroded. The faucets will be replaced at a cost no more than \$500 under general maintenance.
  - c. The gate lights are OOC and will be replaced.
  - d. Water pressure has been down. Jeff will reach out to Public Works to request that it be looked at as previous the cause of pressure issues was identified as calcium build up in the water line.
  - e. Some FPL electrical panels/boxes are outdated and a possible fire hazard. Some units have or had this type of panel. This information will be included in the newsletter.
  - f. No one has volunteered to fill the vacancy on the Board. The Board will ask John Nichols to temporarily fill the vacancy.
- 6. Next board meeting:
  - Date: 6/8/2024
  - Time: 10am EST
  - Location: Pool
- 7. Meeting Adjourned Time: 6:51pm EST