



| | |
|---|--|
| When: | <i>Saturday, June 8, 2024, 10AM EST</i> |
| Where: | <i>Wells Landing Neighborhood Pool</i> |
| Meeting: | <i>June 2024 Wells Landing HOA Board Meeting</i> |
| Attendees: Ray Butts, Don Johnson, Jeffrey Berk, and Jubilee Berk | |
| <p>Meeting called to order: 10:03AM EST</p> <ol style="list-style-type: none"> 1. Approve May 3, 2024, Board Meeting Minutes - Approved 2. Financial Update <ol style="list-style-type: none"> a. Number of delinquent accounts: 1 b. Failure to paint: 2 - 1 for Wells Landing and 1 for Willow Oak <ol style="list-style-type: none"> i. Wells Landing – Statute 720 allows additional fines to be added but is unadvised due to the status of the Wells Landing Drive account. The C&Rs indicate that the HOA can have the work completed and then billed to the resident. ii. Willow Oak resident previously requested grace period and was given grace under the stipulation that a plan be provided to the board NLT July 1st. As of today, still no plan has been received. 3. Old Business <ol style="list-style-type: none"> a. Discrepancy Letter follow-up – the board will drive around the neighborhood to determine who is still not in compliance. b. New garbage cans and storage: Owners who have not received smaller cans will need to contact Public Works. There were comments regarding residents stating they did not receive an updated can, despite contacting Jeff. Those individuals did not use email address shown on our website, nor did they try alternative methods to contact him. <ol style="list-style-type: none"> i. Old cans can be taken to Public Works for disposal. <p>NOTE: Public Works phone number and Jeff’s correct email can be found on our website.</p> 4. Open ARB Requests – Hess – Roof Replacement: Approved 5. New Business | |

- a. Please keep the pool restroom doors closed and locked. It has been reported that they have been left open and personal hygiene items left strewn about. This may be evidence of homeless individuals using our restrooms again.
- b. Plants were stolen over Memorial Day weekend from the front sign flower beds.
- c. Tree trimming is scheduled for June 10-14.
- d. Additional landscaping charges were due to repair/replacement of broken sprinkler heads.
- e. The May budget distribution for landscaping by LL Lawn Care is not for just one month, it covers several months due to intermittent billing, rather than monthly billing, by the vendor. The invoice is available.
- f. Changes were made to Statute 720. Some changes will not affect us and others will be reviewed with the attorney to ensure proper adherence. For example: some rules pertain to HOAs with 100+ parcels. Ours has 97.

Reference: Cyber Citizens for Justice and Roetzel article titled HB1203, HB59 & HB293 to Affect Florida HOAs

- i. Changes to the inside of the home do not affect us.
- ii. Agendas must be posted 14 days prior to meetings.
- iii. Hurricane preparedness will be reviewed. My Safe Florida Home Program (SB7028) is a grant homeowners can apply for if they meet the requirements.
- iv. An annual 4 hours of continued education will be required for board members. Clarification is needed from the attorney whether the training is a refresher on the previous training all members are required or if this will be an additional training offered through the attorney's office.

Reference: Cyber Citizens for Justice article "Gov. DeSantis signs bill to rein in overbearing HOAs" and Roetzel article titled "HB1203, HB59 & HB293 to Affect Florida HOAs."

- g. Meeting Format: Although Roberts Rules has suggested formatting but if it was followed to the letter, attendees would not be allowed to interrupt the meeting to ask questions or state concerns. Our board chooses to have a less formal approach.
- h. Meeting minutes are not published until the board meets again to vote on the accuracy of the minutes and approves them by board vote.
- i. When a prior HOA Board Member resigned, a notice was placed in the newsletter inviting homeowners to volunteer to fill that seat. No one volunteered.
 - i. An odd number of members may be needed to break a tie on a vote by the board. Although this hasn't been a problem and we currently have an even number of members, a board of at least 3 members, with an odd total number will need to be voted in at the annual meeting.
 - ii. Although Jeff and Don expect to continue being on the Board next year, fresh perspectives are wanted and needed.

- 1. Board Members would work several hours a week.

- j. Sprinkler frequency should normally be twice a week this time of year. Although there are moisture gauges, they do not work well in part due to locations. An additional day was added to water the new plantings. The sprinkler timer will be checked and adjusted to ensure the timer is properly set for two days a week, when appropriate.
 - i. A few sprinklers owned by the Shriners are watering some of our plants. Their sprinkler timer doesn't coincide with our own.
 - k. Proof of insurance and an ARB request to fix his driveway will be submitted by Joe Durand.
 - l. New flags needed at entrance.
6. Next board meeting
Date: TBA
Time: 10am EST
Location: Pool
7. Meeting Adjourned Time: 10:57am EST