



When:	<i>Saturday, November 23, 2024, 10:00 AM EST</i>
Where:	<i>Wells Landing Neighborhood Pool</i>
Meeting:	<i>2024 Wells Landing Annual HOA</i>
HOA Board Members:	<i>Jeffrey Berk</i> <i>Don Johnson</i> <i>Ray Butts</i> <i>Jubilee Berk</i>

Certification of Quorum:

Present: 27 Proxies: 7 Total: 34

Call to Order: 10:11 AM EST

Approval of Annual HOA Meeting Minutes of September 2024, given.

September 2024 Board Meeting Minutes will be published.

Reports from Board members:

- Treasurer’s Report (budget):
 - Despite unexpected expenses, there is still cushion within the budget.
 - Annual dues are increasing by \$100 for a new total of \$1250. However, the amount will need to be revisited next year due to additional expenses needed.
 - Water usage has been lower than normal, and sprinklers have been turned off on all but new plantings.
 - Sprinklers are set to go off at 5:30am. If you see them running at another time, please contact a board member to have it investigated.
- Legal:
 - 35 certified letters were created by the board and sent through Ansbacher.
 - We are looking into the option of having these items turned over to collections and possibly including 18% interest on the amount due as allowed per the C&R.
 - Extenuating circumstances may warrant a grace period before interest accrues.
 - Changes were made to 720, the Florida condominium laws. Our HOA is compliant with all of the updates to the law despite most requirements only applying to communities of 100 or more units.

- Business letter mailing (C & R, R & R compliance issues):
- Our insurance carrier discontinued coverage due to the age of our buildings. A new policy was obtained but the cost increased. Per the new insurance company's inspection, additional items, such as smoke detectors and fire extinguishers are being added in compliance with their requirements.

Repairs / Accomplishments in 2024:

- Irrigation repairs / upgrades
- Tree trimming & removal
- Pool deck resurfacing
- Pool equipment repairs
- Pool bath plumbing fixtures replacement
- Pool house electrical panel replacement/upgrade
- Pool house water heater replacement with tankless water heater

New Business:

- Annual fee will increase to \$1,250 for 2025
- Painting cycle – Pine Forest Trail
 - Units still requiring painting: 29
 - Increase paint cycle to 8 yrs.?
 - Vote results: YES
- Pool gates have been replaced and rekeyed. The Plainfield gate needs to be repaired/replaced. The gate size is custom and only one company will repair wrought iron. The price would be \$3,000. An aluminum gate with steel posts, etc. can be installed but it is also \$3,000. The board voted to replace the gate, with a new lock.
 - Replacement keys can be obtained from the Board.
- The frames to the Wells Landing signs are rotting. The frames will be replaced this new year.
- Tree removal/replacement – C & R requirements
 - Residential properties - If a tree is removed, it must be replaced.
Please note: It doesn't have to be replaced with the same type of tree.
 - The HOA will investigate replacing trees that are dying off.

- Reminder: Trash can must be put away, out of sight. Please do not leave them in front of your garage or out in the open.
- Although parking in the cul de sac is legal, it may impede garbage pick-up, deliveries, and/or lead to damage to vehicles.
- Bushes should be no higher than 4 ft.
- Create a Reserve Fund for specific repairs? By law, a reserve fund must be designated to a specific cause. It would not be available for any other usage.
- Homeless issues – If you see a homeless person loitering in the community, please call the police.
 - To deter homeless, lock pool gates/bathroom after usage.
- Unauthorized key copying – All key requests should be made to a Board member. Copied keys can cause issues with locks.
- Landscaping/Maintenance updates.
- Holiday decorations – Jubilee will decorate.
- Landscape/Compliance committee.
- Massey checks termite control once a year. Copies of the inspection report are available via request to the Board.
 - Jeff will contact Massey regarding the number and condition of the termite ground units.
 - Residents can contact Massey if they find any wood borers, etc.
- Information can be found on the website.
 - Please submit suggestions for layout/updates to the Board.
- If trees are removed from the backyard, the C&R's state that the tree should be replaced. However, the current Board does not actively inspect residents' backyards.
- Audience comments on Agenda and Non-agenda items – Jeff Berk (Time limit – 3 minutes per speaker)
 - Increases in water consumption correspond with plumbing issues which have been identified and fixed. Due to the age of the community, maintenance and repairs are expected and we will address them as they are identified. If you see something that may need attention, please report it to a board member.
 - By law, community cats will continue to be part of the Wells Landing community and can be fed by residents. To avoid attracting raccoons and opossums, food should only be put out long enough for the cat(s) to eat their fill, then it should be picked up. For ex. We leave food out for 15-30 min. Jubilee has worked to trap the cats who have not been spayed/neutered, except for 1 or 2 that she is still

working to trap. If you identify any new or existing cats that do not have an ear tipped to indicate it has been sterilized, please contact Jubilee.

- Flea issues should be addressed by the resident through pest control.
Note: Flea spray can be purchased at Home Depot, attached to the water hose and sprayed on the yard.

- Board nominations from the floor
 - Voting/Results – New member approved
 - New member: Chad Black 508 Pine Forest Trl. OP, FL 32073
Cell: 207-314-9280
Temporary email: 0873rudy@gmail.com
- Adjournment 11:21am