

MINUTES

1. **Roll Call / Opening Remarks (Joe): The meeting was called to order at 4:05pm. A quorum was established with the following board members present, Annie Day, Joe Hughes, Paul Page, and Craig Roer.**
 - a. Welcome New Owners
 - i. (709) Dave / Kathy McGoveran
 - ii. (716) Dave Woodaman / Liz Martindale
 - iii. (719) Kevin / Emily Mulvehill
 - b. Reminder: Boardwalk Bill due (Oct 1) \$480 Assessment
 - c. Completed: Wind Mitigation Inspection.
 - d. Be aware of attempted break-in (Loretta Young)
2. **Old Business (Last Meeting Minutes 7/17 and 8/17) The Board unanimously approved both sets of meeting minutes as read aloud.**
 - a. Moving ahead on fining Loretta Young (Excess Watering) if she continues (8/17/23)
 - b. Issue of damage to landscaping & no more personal landscaper allowed by Loretta (Actions to be taken)
3. **August Financials 2023 (Pete / Joe) Currently working on Budget (Budget Mtg Scheduled 10-24 @ 4:00 PM)**
 - a. August Financials: Shows: \$35,780 spend vs \$33,702 Budget + Interest = Loss overall of (\$1915) vs budget
 - b. YTD Financials Shows \$371,706 spend vs budget \$384,157 + Interest = Positive \$13,543 vs budget
 - c. Total monies \$788,886 total Operating Fund: \$225,809 Reserve Fund: \$563,077
 - d. Total delinquency: 2 people \$3009 (1 Of those persons = \$2253 due) as of 8/31/23
4. **Landscape & Irrigation: Michele / Bill / Craig**
 - a. Making regular monthly irrigation & landscape rounds with Brightview Supervisors
 - b. Evaluating the plant conditions throughout
 - c. The palms along Estuary Drive are being trimmed tomorrow.
 - d. The irrigation schedule was read aloud.
5. **Maintenance Committee Projects: (Pete / Tom / Craig)**
 - a. Finished Repair / cleaned / sealed pebbles & new edges: Completed.
 - b. In process of replacing pool roof (Similar cement tiles)
 - c. Turn off valves being installed for 5 Buildings ("Complete Access Plumbing") *Last 3 units, install scheduled for 9/27/23.

d. Tree trimming completed (Some 36 trees) and (4) Stumps removed.

6. Other Committee Updates- Craig

- a. Insurance: Wind Mitigation Update (Proper code “Clips or Single Wrap” to get discount
- b. Communications: Bird Tour with Lourdes (None for the off season)
- c. Social (Winey Wed) Plans set for next year
- d. Architecture: Forms/ procedure to be followed when installing new windows
- e. Sales & Rental Status: Sold (719 Walsh) (709 Bowers) 716 (Hester) 610 Stephens off market , Gustavo Piedra 626 no deal yet)
- f. Finance: Working on 2024 Budget

7. Master Board Update (Marcus)

- a. Mangrove cutting is complete
- b. Final Boardwalk Plan and cost (Start work in October)
- c. Removal of Australian Pines

8. Next Board Mtg: Next Board Meeting 10-26-23 4:00 PM

9. Adjourn Meeting: With no further business to discuss, the meeting adjourned at 4:30pm.