

SOUTH PRESERVE III AT WATERSIDE VILLAGE ASSOCIATION, INC.

A Corporation Not-for-Profit

BOARD OF DIRECTORS BUDGET MEETING

DATE: Monday, October 25, 2021
TIME: 10:00 A.M.
PLACE: Waterside Village Clubhouse
300 Sunset Lake Blvd.

MINUTES

Call the meeting to order and Determination of a quorum: The meeting was called to order at 10:02am. A quorum was established with the following board members present, Terry Bell and Bryan Knop. Charlie O'Donnell resigned effective today, October 25th, 2021. The board unanimously accepted the resignation and thanked him for the hard work he has done for the community.

Proof of Notice: Notice was provided in accordance with FL ST 718 and the association's governing documents.

Approval of the previous minutes: MOTION made by Bryan, seconded by Terry to approve the January 2021 organizational meeting as presented. MOTION passed unanimously.

Presidents Report: Terry provided the following updates

- Lawncare continues to be an issue. This has been a priority this year. Improvement is noted. The board did obtain quotes for new lawn services. The cost would be an increase. No change is planned.
- Lawn Sprinkler schedule is Mondays and Thursdays. This system is up and running.
- Stairs were replaced in 2017. In 2021 some stairs were replaced. More are planned for replaced (stairs near 873 #101, 202, 104, 891 #106) The stairs continue to be inspected annually.
- Stairs were painted with a new product (primer and oil-based paint). If this product works well, this will continue in 2022.
- Keys: each unit must have a current key on file with the management company. \
- Dryer Vent Cleaning is done every 5 years. Next is scheduled for 2023.
- Proposed Amendments: 2/3 (24) votes in favor is required to pass amendments.
 - *Rental Restrictions*
 - *Radon*
- Autopay for quarterly dues is recommended. The form was mailed to each owner.
- Lily pads in the pond are being treated by the Master Board.
- Dogs must be always leashed.

Treasurers Report: Bryan reported from the September 30, 2021, financial statements. Bryan presented the 2022 proposed budget. Bryan reviewed the operating budget's line items. Bryan confirmed that there is not a termite coverage plan currently in place. This will be considered based on the 2021 net income.

Homeowner Comments / 3 minutes each

- The termite treatment for the clubhouse was discussed. This is covered by the Master Board.
- The cabana and pool areas and furniture are covered by the Master. The residents would like to see new tables in the pool cabana areas.
- Weeds are the responsibility of the association's lawn service.
- Shrubs in the rear are growing high and should be maintained around six feet.
- Shrubs around the AC are overgrown.
- Homeowners should not approach the landscapers. Please send concerns to the board and management company.
- The berm needs to be mulched. This is covered by the Master Board.

Unfinished Business: None.

New Business

Approval of the 2022 Proposed BUDGET: MOTION made by Terry, seconded by Bryan to approve the 2022 budget as presented. The 2022 quarterly dues will be \$1,015. MOTION passed unanimously.

Next Meeting Date(s): Annual Meeting date is January 19, 2022, at 1pm in the clubhouse.

Adjournment: With no further business to discuss, the meeting adjourned at 10:36am.

Respectfully Submitted,
Nicole Banks, CAM
For The Board of Directors
South Preserve III at Waterside Village Association, Inc.