

WESTFIELD AT LEGENDS
Home Owners Association
BOARD OF DIRECTORS MEETING
November 17, 2022 / 3:00 PM
Legends Fitness Studio I/Hybrid

The meeting was called to order by Mary at 3:00PM

A quorum was established with the following Board Members present: Mary Levy (via zoom) Kathy Loula, Steve Parrish present. (Kathe Palermo unable to attend). 17 owners were present and 3 owners attended via-zoom. Susie Bianchi representing Tropical Isles was in attendance.

The notice was emailed to owners 48 hours prior to the meeting.

Mary moved to waive the reading of the October 20, 2022 meeting minutes and approve them as presented. Kathy seconded the motion. The vote was unanimous and the motion carried.

Treasurer's Report – *Stephen Parrish*

As of the October 31st, balance sheet, there was \$56,672 in the operating account, \$19,546 in the money market account and \$613,534.83 in reserves. We continue to show more than \$ 50K in retained earnings and due to not having fall maintenance items completed as of yet (palm trimming & mulch). Mary made a motion that the Board wait until 2023 to revisit the reserves to make sure that the association is reserving accordingly. The motion was seconded by Steve and the motion was carried.

Committee Reports

A. Landscaping– *Kathy Loula*

The hurricane Ian debris clean-up totaled \$6,300 and the association can absorb that cost without ensuing a special assessment. We did receive a new Greenscapes contract with increased amount. Landscape service calendar will be emailed out to the membership by Susie. Weed control on the paver driveways is included in the landscape contract and it was noted that some weed treatments require temperatures below 85 degrees to be productive. Mulch installation will be will take place after the paint project. It was confirmed that palms over 12' are trimmed twice a year by Coastline Tree Service in which the association pays for. A "thank you" was given to Kathy for all she does.

B. ACC – *Steve Parrish*

Four (4) ACC requests have been received and approved (2 bronze and 2 white cages- YTD 7 cages). Thirteen (13) ACC to date have been submitted.

C. Social – Holiday Street party will be December 18th, from 4-6pm. There will be a street walk and Kelly & Steve have offered their home to be a gathering point, and folks are encouraged to bring a food dish to share and to bring their choice of beverage. The "welcome back" gathering is still set for January. There was discussion about coordinating a "block party" with Somerset and perhaps engaging with a local band to perform. Again, folks are encouraged to bring a food dish to share, their beverage of choice and there would be a small cover charge for the band.

D. Paint – Kelly Bisciotti

We continue to be on track for a mid-January start date. The project should take roughly 12 weeks, weather and laborers permitted. Hard cut of the shrubs and palm trimming will take place prior to paint to ensure there is enough room for the painters to perform their work. A reminder to membership that Kelly & Steve have the color swatches painted on their home, for owners to view.

Old Business

Community Standards Review – Mary Levy

A meeting will be set for the early part of December for the community standards committee to finalize which will include driveway replacement procedures. Pat Wheeler was gracious enough to help with this committee since she is in the early stages of her driveway replacement.

New Business

Cracked roof tile repair – Mary Levy

Ground inspection of the roof tiles was performed. There were several homes where there were 1 or 2 cracked tiles. The Tennant's had the most cracked tiles which have been repaired and the remaining households will follow. The Board felt it was important to get repairs done as quickly as possible so that the roof warranty could be reinstated.

Open Forum – There was additional conversation with regards to opinion on who should be responsible for the repair of cracked tiles – owner vs. association.

Having no additional business and no objections, Mary made a motion to adjourn the meeting, seconded by Kathy L. All were in favor and the meeting was adjourned at 3:50 PM.