

SHANGRI-LA BOARD OF DIRECTORS OF DIRECTORS MEETING

FRIDAY, April 21, 2023

10:00 AM AT THE CLUBHOUSE

AGENDA

CALL TO ORDER:

RECORD OF POSTING OF MEETING:

FIRST ORDER OF BUSINESS: Reorganization of the Board of Directors IAW FL Statutes

ROLL CALL:

APPROVAL OF AGENDA:

CORRESPONDENCE: Patrica Salazar – painting of alleyway walls , Jill Morrison -3rd st cameras– Carol Van Hine – bright light

READING OF MINUTES: March 17, 23

TREASURER’S REPORT: Calvin

MANAGERS REPORT: Lorenzo Berry

MAINTENANCE REPORT: Jerry / Kevin sprinkler update – needed repairs: 3rd street laundry door – replace tire inflate valve at shop.

COMMUNITY CLUB REPORT:

NEW BUSINESS: Effective May 1 Prime-Scape Services will be providing landscape services.

PRESIDENTS REPORT: Deen

TECHNOLOGY: Kevin - Camera update –Microsoft Office 365 for office computers- Clubhouse cameras. There are no internal security cameras within the clubhouse.

OLD BUSINESS: Street lighting –

ADJOURN:

PRESIDENTS REPORT: Talking points.

1. General upkeep reminder. Unkempt properties give a lasting first impression. Potentially devaluing properties.
2. Statement of work being developed for custodial / maintenance contract.
3. Owner feedback on issues. Customer feedback, totally anonymous, no names, unit numbers.
4. Street seal coating. Statement of work developed for bid solicitation. Preserving streets longevity. Seal cracks or to not seal cracks. Which leads into...
5. Street resurfacing (grind and paving) monies being set aside to fund. The est'd cost was 120K, increased to 140k. Our goal as responsible stewards of your association, to avoid a special assessment.
6. Duke Energy project update. Best final completion estimate 3 weeks. These projects are at the mercy of inclement weather and electrical emergencies.
7. The Bard AC systems are permanently out of service. We are getting information on a replacement unit. There is AC in the clubhouse.
8. Improving laundry security. One solution being looked at is cipher locks with a 4 digit number.
9. Showering at the pool – We may observe that area with video surveillance
10. Sprinklers – owners are reminded- sprinklers are association owned and maintained. Please do not remove their components.

