

SHANGRI-LA HOMEOWNERS ASSOCIATION  
MEETING MINUTES FOR FRIDAY MAY 19, 2023  
LOCATION CLUBHOUSE

**CALL TO ORDER:** Meeting called to order 10:00 by President Deen Poe.

**ROLL CALL:** Deen Poe, Kevin Bowman, Calvin Coolidge, Sheryl Baker, Harold Turntine (dial in), Absent Angela Caruso, Jerry Brown.

**Representing Ameri-Tech:** Lorenzo Berry, LCAM

**MEETING NOTICE:** Posted at laundries and clubhouse IAW Governing Documents / Florida 720 Statutes.

**AGENDA:** Motion by Deen to approve, motion approved.

**CORRESPONDENCE:** Two letters, subject sprinklers ( resolved by Calvin / Kevin) Letter from Jill Morrison subject Termites. Letter from Dale Ward subject Rear alleyway flooding problem.

**READING OF MINUTES:** Calvin read Minutes for April 21, 2023. Approved. No comments.

**TREASURER REPORT:** Calvin reported BB&T Operating Account \$14,988.56  
BB&T Reserve Account \$64,147.89, Clubhouse Account \$1278.25, CD's 4ea cadence  
\$50,000.00 each.

Deen motioned to accept the Treasurer Report, Kevin seconded, motion approved.

Deen comment: The Board has for years and years not raised HOA fees. Calvin assures we are all doing a good job. HOA fees can be increased 5%/ year if we need to.

**MANAGERS REPORT:** Lorenzo reported processed applications, issued credit cards. Provided 2 bids for resurfacing streets with asphalt. Answered e-mails and phone calls. Emailed to the Board the site plan for solar panels at unit 215.

Questions related to solar panels. Deen stated the Board can approve energy saving devices. A \$30.00 fee by the energy provider if off the grid. Roofs are replaced, equipment would need to be removed.

**Maintenance Report:** Sprinkler maintenance is on going. Deen stated that the Board would be looking to hire a handyman to care for sprinklers and other small handyman jobs. Sheryl Baker asked about the Dog Park. It is on the list to repair, under ground broken pipes.

Calvin removed all the paint that was deposited at the dumpster area, brought it to a recycling area. Had a dilapidated shed removed, swept and cleaned the area, stored tangible items within the maintenance shop area. The maintenance shop is not a dumping area. The area is open, less likely for hiding and dump items.

Calvin stated the west wall where paint was splattered will be repainted as will the West wall of the maintenance shop.

Carol Hopper inquired about curbside pickup by maintenance. This is no longer available. For appliance removal, there is a sign at the west wall shop area, for a service to haul appliances. U call-We haul.

Pool security. Calvin and Deen installed panel to thwart unauthorized entry into the pool. The panel at the pool entrance will be adjusted as needed.

**COMMUNITY CLUB REPORT:** Michele Bruce not present. Deen thanked everyone for attending events, ie pot lucks, dining out. Encourages everyone to continue supporting these events.

HVAC status. The units that are on the west wall exterior, known as Bard units are no longer serviceable. Just AC will be providing a proposal to install a similar system on the north wall. This unit will be located at the west wall interior and connect to existing duct work in the clubhouse. For now this is on hold until the fall, and will be reevaluated.

**NEW BUSINESS:** F & H contracting continuing to upgrade the electrical infrastructure. Prime-Scape Landscaping has done a good job of trimming. Kevin walked around with the owner and foreman and imparted that mowing machines were not to drive on sidewalks. The crew drove over sidewalks, one that had been recently refinished. The Board is addressing this issue. Deen asked Jerry Brown to look into the possibility of an artificial grass. Calvin looked into a low height, drought resistant ground cover that is low maintenance to replace the grass.

**PRESIDENTS REPORT:** The presidents talking points began with the April meeting. This is an opportunity to inform the community on items the Board is working on. I want to recognize those owners who are doing a really good job of keeping their units and car ports looking good and abide by our rules.

Also, we have owners who are breaking our rules, such as feeding squirrels peanuts, etc. hanging blankets on street lights. Feeding animals attracts rats. Hanging blankets off street lights, and signs, etc. gives an impression that ours is not a desirable place to live. First impressions can be lasting.

Bids will be sent to crack seal - street seal the streets. This work cannot be completed until the Duke Energy project is complete. Sheryl asked if the pot hole on 2nd street will be repaired, Deen stated it is in the SoW.

Laundry security. Cameras and cipher lock system will be coming.

Sprinkler issues. Drop a note at the office if you know of sprinkler problems.

Showering at pool. Cameras will be installed to provide better coverage of the pool area. There was a comment on showering at the pool, audio was not captured.

Reminder the speed limit is 10 MPH.

Street parking, please be aware that streets are narrow.

This Fall a new census will be mailed out. A new pet census as well. The county requires all cats and dogs to be current with mandatory inoculations.

Technology, new cameras are in progress.

**OLD BUSINESS:** Calvin has the new bulbs for testing and comparing various bulbs. New custodial contract will begin July 1, 2023. The contract with Integriserv will be terminated June 30, 2023. Bids have been received, we will ask those companies to meet with us to walk around the community.

As previously mentioned, looking for a handyman to do sprinkler repair.

Palm tree trimming will be done July 5-6th. Prime-Scape will provide that service.

Deen asked if there were any questions or comments from the owners. Nothing heard.

**MEETING ADJOURNED:** 10:48

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