

**SHANGRI-LA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 17, 2023**

CALL TO ORDER: The meeting was called to order by Deen Poe at 10:00 am.

ROLL CALL: Present were Deen Poe, Calvin Coolidge, Sandra York, Harold Turntine (dial in) and Kevin Bowman. Absent were Sheryl Baker and Jerry Brown. Ameri-Tech Management company was represented by Arnie Holder.

MEETING NOTICE: Notice was posted in accordance with our rules and regulations and Florida 720 statutes.

AGENDA: Motion made by Deen to approve the agenda; seconded by Kevin. Motion approved.

CORRESPONDENCE: None.

READING OF MINUTES: Deen stated that the minutes had been posted and asked if there were any questions. Minutes are posted on the bulletin boards in the laundries and clubhouse and on the website. Motion made by Deen to approve the minutes and seconded by Calvin. Motion approved.

TREASURER'S REPORT: Calvin gave the Treasurer's report. October Income \$29,435.18, Expenses \$33,804.26, Net Loss \$4,369.08. Balances in: BB&T Operating Account \$20,046.42, BB&T Reserve account \$48,940.64 plus four CD's at \$50,000 each and invested earning interest and Clubhouse account \$1,039.07. There was miscellaneous income of \$3,200 from the sale of a golf cart and miscellaneous equipment. There is a trailer stored in the maintenance garage that Calvin is going to try to sell. Deen thanked Calvin for his work in getting the items sold. Motion made by Deen to approve the Treasurer's Report and seconded by Calvin. Motion approved.

MANAGER'S REPORT: There is one unit in collection with the attorney and one unit 30 days late. The bid for Phase 3 of the drainage has been accepted and work is projected to start November 27. A letter was sent to the shopping center management company about the overgrowth at the northwest corner of the shopping center property. The work has been completed. A foreclosure action on one of the units was initiated on November 13. The Board will need to start preparing for the annual meeting and budget. Deen stated that the Board will begin work on that after the holidays.

MAINTENANCE REPORT: Deen reported that Kevin and Jerry are going around and taking care of the sprinklers and lighting. All the light bulbs have been replaced. Kevin will be putting the ceiling fans in the laundry rooms on timers. The new watering restrictions were brought up, and Kevin stated that we are complying with the new restrictions. We can only water on Tuesdays and not between 10 am and 4pm. Details about the restrictions can be found by going on the internet and searching for Pinellas County water restrictions. Trish Salazar asked how many gallons we can use; residents should use common sense with regard to their usage. Danny asked about some cameras that used to be in the office and when they would be installed. Kevin is doing work on a priority basis.

Deen mentioned he is very happy with the job the custodial company is doing. He met the supervisor recently. Now the office is being cleaned, and the company is staying on top of other items they are responsible for. If you have questions or comments about the custodial services, please let the Board know.

PRESIDENT'S REPORT/NEW BUSINESS: Deen brought up that we should all be a good neighbor, obey the rules and keep our individual units looking nice. Deen mentioned that Dion Mackris goes above and beyond with his unit and thanked him for that. He also gave kudos to everyone that is taking care of their place.

Robert Villanueva asked when the furniture pickup is at the dumpster. Kevin advised that the City picks up three times a year for free but he is not sure how many times they have already picked up for us. Owners should contact the number on the sign posted at the dumpster for pick up of items they no longer want. If your item has to be taken to the dump, then there is a charge by the junk pick up provider. There's no charge for electronic items. The City does weigh our dumpsters when they pick up and know what average household trash should weigh.

Deen thanked Jerry and Kevin for their work around the community, and thanked Sandra for assuming the duties of Secretary from Angie and for doing the newsletter.

Some new leases have been approved. If you see a new neighbor, welcome them and invite them to come to the Board meetings. It would be an easier job getting messages out if more residents attended the Board meetings.

There was lots of discussion at the October board meeting about artificial turf. Bids came in, and it is very expensive. We are going to table the artificial turf for now but might revisit in the future.

COMMUNITY CLUB: Bill Medford has agreed to serve as President of the Community Club, and Michele Hahn and Suzi Poe will be officers. We still need one more person to volunteer to be Treasurer, preferably a full-time resident. This is the fun/social part of the community, and we want to get it going again. Michele mentioned they are planning a chili cookoff/Super Bowl party with hopefully a prize and also a Christmas swap. Community dinner is tonight at Cheddar's. Signup sheet is on the sign-in table. Plan to be there at 4:30 p.m.

Bill mentioned that the old Community Club bylaws provide for four officers (President, VP, Secretary and Treasurer). Members of the Board cannot serve simultaneously as an officer of the Board and Community Club but he doesn't see anything that says Board members can't be a member of the Community Club; he will look into that further. Michele had questions about the administration of the Club checking account. Arnie will look into that.

Beverly McDowell commended the current board and says she has seen improvement. There is, however, the speeding issue. Deen stated the Board cannot control the speeding. Also, he advised if you have problems with your neighbors making too much noise, you would need to contact the police department. Deen said he couldn't ask for a better Board and also commended Arnie for his responsiveness.

Trish Salazar brought up that the unit near the dumpster has some flowers that don't need watering and that it did have some ground cover. There are options other than artificial turf. Deen mentioned we should try to help out our neighbors with their flower beds and if they want to pay you for your work, then that would be between you and the other resident.

Bill asked what the Community Club looks after. At one point the Club bought some of the pool chairs, and the Bingo equipment is Community Club property. Calvin mentioned that we haven't had any recent fund raisers to replenish the Community Club funds. We used to have a white elephant sale but haven't had in a number of years. That is something the Club can look into but it will take time to get the Club going again. Dave Bubacz suggested that if we have the sale again that prior to the sale the items could possibly be stored in the maintenance area. We typically made around \$1,500 from the sale. When purchases need to be made, they can be reviewed to determine if the Association or the Community Club would be responsible for paying.

OLD BUSINESS: The Prange unit is with the attorneys, and there should be an update soon.

MEETING ADJOURNED: Deen made a motion to adjourn the meeting at 10:34 am; Calvin seconded. Motion approved.