

**SHANGRI-LA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 20, 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, Sheryl Baker, Jerry Brown, Harold Turntine (dial in) and Kevin Bowman.

Ameritech Management company was represented by Robert Kelly.

Deen Poe thanked Angela Caruso for her work as secretary of the Board. Angela was unable to attend the meeting today due to her husband being in the hospital. Deen introduced Sandra York as the new secretary of the Board.

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 Calvin. Motion approved.

CORRESPONDENCE: None.

READING OF MINUTES: Deen stated that the minutes had been posted and asked if there were any questions. Dave Bubacz asked about the section of the minutes pertaining to having someone in the office. Deen said he would address that later on in the meeting. Motion made by Deen to approve the minutes and seconded by Calvin. Motion approved.

TREASURER'S REPORT: Calvin gave the Treasurer's report. September income \$24,447.04, Expenses \$10,836.00, Net income \$13,611.04. Balances in: BB&T Operating Account \$13,915.59, BB&T Reserve account \$67,615.59 plus four CD's at \$50,000 each and invested earning interest, and Clubhouse account \$1,038.98. Deen thanked Bill Medford for the idea of the CD's. Bill mentioned there might now be some other options to earn additional interest on the monies we have invested. Motion made by Deen to approve the Treasurer's Report and seconded by Sheryl. Motion approved.

MANAGER'S REPORT: Bob Kelly advised he was filling in for Arnie Holder, who is out of town due to the illness of a long-time friend. Drain work has been completed on sections 1 and 2. There is a new verbal bid for the downspouts for section 3 which will be reviewed by the Board. Also, a letter has been sent to the management company for the mall property adjoining our property. There is some overgrowth that we aren't able to access. The work hopefully will be completed in the next week.

Deen mentioned that Kevin has been working on the irrigation system and setting up the laundry room codes. He also thanked Kevin, Calvin and Jerry for staying on top of things, particularly the irrigation system. This is not a part of their job but something they do to help keep the community in order.

COMMUNITY CLUB: Deen stated that the Community Club needs to be set back up as a state sponsored organization and to have officers and a budget. Michelle Hahn previously volunteered to help out but she needs three more volunteers to fill the offices. She stated she is willing to take on the role of secretary of the Community Club. Bill Medford volunteered to be on the Community Club. Two more volunteers are needed.

Sandra York will take over the monthly newsletter that Sheryl Baker had previously been doing and activities will be listed in the newsletter.

On the 1st, 2nd, 4th and 5th, (if there a 5th) Fridays of each month, there will be a pot luck at the Clubhouse. On the 3rd Friday of each month, we will be going to a restaurant in the area instead of having a potluck. Suggestions for restaurants are welcomed. Tonight will be dinner at Olive Garden; Michelle has 15 going already and you will need to let her know each month if you plan to go as she makes reservations.

Deen thanked Michelle and Bill for volunteering to be on the Community Club. We'd like to build the activities back up for the community.

NEW BUSINESS:

Deen stated that we have gone a number of years without raising the association fees and the Board is looking into the possibility of replacing the grass with artificial grass so we can try to cut down on water and lawn maintenance.

Doug Crawford Sr. mentioned that in the past there had been some astroturf at the units across from the Clubhouse and there had been issues with it. Carol Hoffer stated she felt that a lot of research needed to be put into the idea of using astroturf. She mentioned she had heard there could be mold and mildew and that our community is a place where people live and not a ballpark. Deen replied that it would be a community decision and not a Board decision and that the Board is just doing research. Bill Medford asked Bob Kelly if he had experience with astroturf in other communities and he said no. Bill also suggested doing test yards.

Joan Macneill had questions about the product and labor guarantee. Jerry stated that the product guarantee is 15 to 25 years depending on the grade. Joan also brought up the mold issue along with plastic being put on top of the ground and the environmental effects, as well as maintenance such as vacuuming the tuft and dog waste.

Jerry replied that looking into astroturf is a work in progress and those are good questions to ask. He did see a video showing how quickly the water will drain. He was also told that the community would not need a permit to make the change to astroturf. With respect to water usage, Jerry discussed an experiment he did where a few drips of water over 21 hours filled a gallon bucket. Residents should check for leaks and have them repaired to help reduce water usage, as well as turn off pipes when they leave for the season.

Deen said that Kevin was looking at the numbers but it would cost between \$120,000 and \$190,000 for the astroturf and that the payback would be six years. We can either pay now or pay later, and we need to look at options for water and lawn maintenance costs as they are the major expenses in the community.

Dave Bubacz asked how often the sprinklers are on. Kevin stated this year we have had a severe drought and no rainy season so the sprinklers were on each day. Now that the grass is going dormant that can be cut back. Dave stated that when he first moved into Shangri-La, there wasn't a sprinkler system and he didn't have to water the grass to keep it green. At some point a change was made in the type of grass and now it has to be watered or it will turn brown. Bill Medford suggested that we speak with the local Florida extension agent to ask for their recommendations to improve the grass. Michelle Hahn mentioned she saw someone spraying the grass this week and wondered that it is. Once a month the yards are sprayed with a mixture to control bugs and to fertilize the grass. Doug Crawford mentioned that he used to work with golf courses and they can be a good source of information. Doug will get some contact information for Deen and Deen will reach out to the extension agent and Doug's contacts.

Sheryl Baker asked about individual usage and monitoring for leaks. Since each unit is not currently metered, there's no way to tell if water is leaking while someone is away. Bob Kelly said there are some sub-contractors that will put in separate meters. In those cases, each unit pays their portion to the association or subcontractor and then the entire bill is paid by the association. His experience with some of the other associations is that there are homeowners that don't pay their bills and then the association has to try to collect the funds so that is not an ideal solution.

Carol Hoffer asked what is the fear of raising the association fees. Deen replied that we can only raise fees 5% at a time and that the fees are low for what they cover. Dave Bubacz mentioned that we are the lowest around and that in the 21 years he has been living here, the fees have only gone up by \$75. Deen stated that at some point we will have to look at raising fees and there could be the possibility of having to do it for several years in a row to get to the amount we need to cover costs. The 5% raise does not have to go to a vote.

Carol also mentioned that someone used to pick up stuff that residents wanted to get rid of and that paying \$35 for Dave, the junk removal guy, is too much for small items. Deen advised we don't have anyone to pick up items and lately we have had issues with people putting unauthorized items in the dumpsters. The city recently refused to empty the dumpsters because of the furniture and wet carpet that had been put in them. The resident removed them as they weren't aware. The city will not pick up the dumpsters with cabinets, carpet, furniture, etc. The association has also recently had to pay to have items removed that were left by the dumpster area.

Calvin mentioned that he is working on shelving next to the back dumpster to be used as a recycling place for small appliances. There was some discussion about donating items to Goodwill, Salvation Army, etc. Sometimes, however, those places won't pick up some of the items. Sandra York mentioned that she has used the Facebook Group "Buy Nothing Largo/Belleair/Indian Rocks Beach, FL" to get rid of

a number of items. Pickups are normally arranged as porch or carport pickup. That way you don't have to be concerned about strangers coming inside your home.

PRESIDENT'S REPORT: Deen reminded everyone of Dave Coombs Celebration of Life on November 4. Dave's sister, Patti, will be keeping the unit where he lived.

Deen said some of the the items for his report had already been discussed. As a reminder, we need to observe speed limits and only put approved items in the dumpsters. Seal coating has been put on hold as we may have to replace the paving in a couple years. Kevin is trying to get the coded locks on the laundry. Deen recognized that Kevin has done a great job on getting cameras up. Currently, we are not having as much of a homeless problem as we have had in the past.

OLD BUSINESS: At the last meeting Sam Walters brought up having a full time agent in the office. Bob Kelly's response at that time was it would not be cost effective. We have access to our management company Ameritech. However, the full time agent was looked at, and it would cost \$450 a week for a licensed representative and \$330 a week for an administrative person. The cost is not justified and the Board is not going to pursue it.

MEETING ADJOURNED: The meeting was adjourned at 10:55 a.m.