

Minutes Sept 15, 2023

Meeting called to order by Deen Poe at 10AM.

Roll Call: present Deen Poe, Calvin Coolidge, Jerry Brown, Harold Turntine (dial in), Kevin Bowman.

Absent Angela Caruso, Sheryl Baker.

Ameritech Mgt Co represented by Robert Kelly, Arnie Holder. Deen introduced Arnie as our LCAM to the community.

Meeting notice was posted in accordance with our rules and regulations and Florida 720 statutes.

Deen motioned to approve agenda. Seconded by Calvin. Motion Approved.

Angela Caruso Board secretary submitted her resignation effective 1 October. Deen announced if there was someone interested, please let us know. Deen can appoint someone with Board approval to fill Angela's position thru March 2025.

Correspondence: None at the time of the agenda was posted, Sandra York sent an email to Arnie Holder regarding rule enforcement / owner's responsibilities to maintain their planters, i.e., weeds, shrubs, flowers. Deen read the email.

Deen stated that we would do the best we can to see that it is done, recognizing there is a lot going on.

Reading of Minutes: May 19, 2023. Deen made motion not to read the meeting minutes in the future since they are posted. Kevin seconded. Motion approved.

Bob Kelly comment: Every meeting the Board is required to approve the minutes, a motion can be made to waive the reading of minutes but approve the minutes. Kevin seconded. Motion to not read minutes approved. Minutes will be approved, but not read them.

Treasurers Report: Calvin - August Income \$25,831.94. Expenses \$38,757.85. Net Income / **Loss** \$12,925.91. Operating Account \$10,804.56. Reserve Account \$74,012.47. 4ea CD's @ \$50K ea invested earning interest. Clubhouse Account \$1,038.97. Deen moved that the Treasury Report be approved. Seconded by Jerry. Motion passed. CDs were reinvested for 8 months, earning 5%. Thanked Bill Medford for bringing the investment opportunity to the Board.

Managers' Report: Arnie Holder. Minutes do get posted on the WEB site Shangri-la-HOA.org. Financials emailed to the board on September 8th. Collections, 1 with the law firm, 1 90-day delinquent, 60 and 30 days no delinquencies. Bids, proposals, completions. Drainage project underway, for #1 and #2. Seal coat several bids, accepted one put on hold until the drainage project is completed.

Deen: Lot going on this year, trees trimmed, seal coat on the streets, we don't think we need to be paved yet, delays, permits, streets may be good for 3,4, 5 years. We're looking at that expense, and then pave. Latest estimate to repave is 140K. For now the seal coat project is on hold. Drainage Professionals doing a really good job, comparing to 6th street.

Digital lock on side door to clubhouse due to people jumping the fence. Custodial services power washed the pool deck, shuffleboard courts and dumpster pad. These were complimentary to the association.

Cleaned the clubhouse floor. Issues with landscapers on quality of work, working this issue.

Shoutout to the person or persons who weeded the 3rd St laundry area and dog park.

New Business: Jerry – Astroturf. A major expense is water and grass, sprinklers, Landscaping services, all are expenses. It will be expensive; we will look at the breakeven point. Jerry – “contacted 2 people, will have another company coming out after Tuesday, one company came out and drove around to survey and will provide a quote in the next few days”. “Jerry explained the process, on an annual basis, the artificial grass is cleaned with a sweeper to restore the artificial grass.” They provide the machine, we use it. Calvin question “what is the life expectancy of the artificial grass? Grass is guaranteed for 25 years. Question on alleyways. Deen:” We will look at low maintenance native plants”. Calvin – spoke with Sandra York about peanut grass, low growing ground cover. Comment Sandra York, city of Largo uses peanut grass, they mow about 1 time per year. Question – Kristina Bucklew – “does the warranty change with lesser types of grass? Answer: all grass is covered with 25 yr warranty. Does it fade? Answer no it doesn’t fade. Question – Calvin “what about repairs?” Answer it can be repaired. Deen- these are things we are trying to do, it will be a major expense.

Presidents Report: Deen – Be a good neighbor. Speeding in park. AC in Clubhouse, Bard units are out of service, the current unit is working fine, and a second unit not needed.

Dan Harp – asked about Flo Prange vehicle sitting in a parking space, Florida plates expired.

Sam Walters question. “Why we don’t have a manager on the property? We will ask Ameri-Tech to give us an estimate on what it would cost.

Bob Kelly comment – “We could at a cost have someone on property.” “Looking at it practically, do we have that much going on? Compared to other communities you have a pretty good community here.” “Do you need someone on site, in my opinion, no, as long as you have a channel to Arnie, we will post his card, you have a web site use it.” “An LCAM will cost more than a non-LCAM, I just don’t think you need it”. “We will get you some numbers”,” obstacles finding someone who wants to work 12-15 hours a week.”

Deen comment” the Board is limited in what we can do, when we try to enforce it, we are really limited in what we can do, we can send letter out, people say they don’t care if they get a letter, it doesn’t mean anything to them. It comes down to convening a 3-person board to fine someone, then who will enforce them paying the fine. We are very limited in what we can do. We would like to get things done, but we can’t get them done. So, you have to choose your battles, so it's the responsibilities to weed their planters, to pay someone or get someone to do it.

Digital locks at laundries are on the project list.

Deen: opens the floor to comments.

Deen: any other questions or comments?

Adjourned 11:55