

**SHANGRI-LA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 16, 2024**

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

ROLL CALL: Present were Deen Poe, Kevin Bowman, Calvin Coolidge, Sandra York and Jerry Brown.. Absent were Harold Turntine and Sheryl Baker. Ameri-Tech Management company was represented by Arnie Holder. Our condolences go out to Harold on the loss of his wife.

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. 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. January Income \$28,460.70, Expenses \$12,993.77, Net Income \$15,466.93. Balances in: BB&T Operating Account \$40,248.15, BB&T Reserve account \$51,846.75 plus four CD's at \$50,000 each and invested earning interest, and Clubhouse account \$1,010.66. Motion made by Deen to approve the Treasurer's Report and was seconded. Motion approved.

MANAGER'S REPORT: The manager's report was given by Arnie. The finance report for January was sent out. There is one account with the attorney and one 30 days late.

The credit card was received for Bill Medford to use for Community Club. The contract for Piper Inspection for the fire extinguishers was signed, and they will let us know when they are coming to inspect.

We are figuring out a date for the budget workshop for the Board. The annual and budget meeting is March 29 at 10:00 a.m.

MAINTENANCE REPORT: Deen gave the maintenance report: unclogged sink 3rd St. laundry, reattached sprinkler head 3rd St. laundry area and reported out of order washer 3rd St laundry.

We are paying for garbage bags for each of the garbage cans in the laundry rooms. It does cost a lot to replace them each day. We have reduced the number of cans in each laundry room as some of the cans are not filled up daily. If anyone has an issue with the remaining cans filling up, let us know. Trish Salazar said she could keep an eye on the cans and empty if needed. Deen said that would not be necessary as we could just add a can back if needed. The weekend could be a time when the cans fill up. A question was asked as to why we are now using trash bags when we never have in the past. Deen said this is the current custodial company's procedure. Jill Campion suggested that if people are able to take their garbage to the dumpster instead of the laundry rooms that would help.

COMMUNITY CLUB: Community Club report was given by Bill Medford. All but one table has been rented for the rummage sale. Some items are already in the Clubhouse. Three tables at the front of the room will be for Community

Club donations. Bill asked Trish if she had people lined up to handle the Community Club tables. The sale starts at 8 am; a sign is at the entrance. Rain won't affect our sale since it is inside.

Bill said that Roberta rearranged and organized the books and movies. There is a box to return books and movies as well as for new donations. Roberta will stop by weekly and put items away. Bill said he had texted pictures to Sandra to post on Facebook. Deen thanked Roberta for doing this for the community.

For the rummage sale, there will be coffee and donuts for sale along with any donated baked goods. There will also be a hanging rack for clothes. The doors will open at 6 am if anyone has things they want to put out in the morning rather than leaving in the Clubhouse overnight if they have any security concerns about their items. Jill asked about tagging clothes, and Bill said there will be tags for the table number of the person selling.

Community Club has tried to remember everything, but it has been a while since we've had a rummage sale. Deen thanked Bill, Michele, Suzi, Roberta and everyone else that has helped to get this ready. We want to appeal to the residents to start getting involved again. Michele said any help on Saturday for the rummage sale would be appreciated.

Michele informed everyone that we had a turnout of around 40 people for the Super Bowl Party and 13 chili entries. First, second and third prizes were awarded. There was also a football pool put together by Michele and Jerry.

Deen said we still need a treasurer for Community Club if anyone wants to volunteer. He said it's fun, and you don't get beat up.

PRESIDENT'S REPORT/NEW BUSINESS: Deen said he had said he did not want to be the one to raise the fees but that at one of the prior meetings a resident asked why don't we raise them. The Association is doing okay but we won't be if we don't start to raise the fees. The Board can raise them 5% at a time. He said that Kevin had suggested raising them based on inflation. Deen said this year and probably next year the fees will be raised by 5% and after that we can look at the possibility of raising the fees based on inflation (not to exceed 5%).

Deen said some residents may bring up that someone else is paying less maintenance fees for a bigger unit. Since 1967, the fees have been set up as they are, and it is too big of an undertaking to try to go back and re-evaluate the square footage. So the fees as they currently are will increase by 5%.

Michele asked if the increase will automatically take place for her payment since she is on autopay, and Arnie said it should change. Dave Bubacz stated that the last time there was an increase, the autopay changed automatically. Susan Cowan asked if we would get notification of the increase. Deen said that the change will show up on the payment coupons, and that residents should also get a letter. If anyone does not receive notification, let us know. Arnie also said that once the annual meeting notices go out, everyone should know what their new payment is. Deen also said to expect an increase in laundry fees due to costs.

Beverly McDowell asked if we still have to request financials. Arnie said financials can be requested after the 15th of any month.

Deen said we are getting close to the annual meeting. There will be some new directors. Harold Turntine's term is up, and he will not be running again. Sheryl Baker's term is up, and she is overwhelmed with things she has going on with her business so she will not be running. Calvin has been doing a good job, and he will be running again.

So there are two spots open where we do not yet have anyone running. If anyone at the meeting wants to run or if you know someone that wants to run, be sure to let us know. Deen said when he and Kevin ran, they were so popular that they

won unopposed. We need some new faces. Deen is happy with the board and Arnie and gives his heartfelt thanks to them.

If anyone has anything they want to have on the agenda for the annual meeting, let us know in writing before the meeting.

We previously talked about painting the backs of the buildings. Painting is the responsibility of the residents. However, if you know someone that wants to paint the back of their unit but isn't able to, let us know. They just need to buy the paint, and volunteers will do the painting. Trish and Mary Parker have already volunteered to paint. Trish also said that she is planning to get the side of her unit painted in the next couple months; she just wants to be sure it is done correctly.

Deen also said he has had some complaints left at his door but they were unsigned. If you have a complaint, make sure it is signed and your unit number is listed. Then we will make sure the complaint is addressed.

Someone complained that residents were washing pet items and leaving pet hair in the washers/dryers. If you do launder your pet items, please be considerate and wipe out the washers/dryers. Also there have been some complaints about residents parking in visitor parking instead of their individual units.

If you are walking your dog in the community, it should be taken to the dog park. Don't let your dog go to the bathroom in your neighbor's yard.

Residents that come to the meetings generally follow the rules. The neighborhood looks good and almost everyone is doing a good job with their greenery along with what the guys are doing with the sprinklers.

Thanks again to Bill and the Community Club for all they are doing.

Michele said we won't be doing potlucks every week again unless the attendance increases. Next Thursday night is Greek Island Restaurant on Clearwater Largo Road. There is a sign up sheet in the Clubhouse and laundry rooms. The restaurant can only accommodate a reservation for 16 people.

You don't have to be an owner to come to the meetings or activities; renters can come. The potlucks and dinners out are a good chance to get together.

Deeb says try to be a good neighbor but that he is preaching to the choir at the meetings.

OLD BUSINESS: None

Deen thanked everyone for coming.

MEETING ADJOURNED: Meeting adjourned at 10:27 a.m.