

**SHANGRI-LA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 19, 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. 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 Calvin. Motion approved.

CORRESPONDENCE: Deen read Carol Hopper's email about the sale of Unit 323 and thanked her for her opinion. He said the board had looked at the budget, and we need to be careful about depleting the reserves. Sale of 323 was an option. At this point, we don't know what we can do about selling but we will raise the rent. It may not be \$400 a month but it will be raised. Carol feels we are not treating the renters fairly by raising the rent and putting them out on the street.

Deen stated that the current rentals in the community are \$1100 to \$1400. Not raising the rent is unfair to the other residents. Carol disagrees and doesn't think the streets need to be repaved.

The issue of whether we can sell the unit is still with the lawyers.

Greg Walters had a question about the office and the fact that there is no visible roof division of the office from the rental unit.

Brian Pelfrey stated that his taxes are going to be higher than the prior owner paid. The association unit will be at market value and taxed at a higher rate. Taxes and insurance are going to keep going up, and we are not getting association fees for that unit as a rental.

The new apartments nearby are driving the rents up in the area. The Board has a responsibility to all the owners, and we will determine a fair rental amount once we hear from the attorneys.

Bill Medford had a letter from last month tabled, about who residents should contact when there is an issue that needs to be addressed. Bill stated that when we have functions and things happen like the a/c not on or the toilet stops up, who are we going to call for that kind of emergency. He looked in the resident directory and we have 911 type numbers there. He is working on a spreadsheet for resident recommended providers. Once we get the list going, we can post it in the community center and keep it updated. Arnie said Ameritech has a new updated list of providers and he will get that to Bill. During the day if there is an emergency, residents can call Arnie directly. After hours, there is an emergency number. Ameritech should be able to take care of the issue.

READING OF MINUTES: Deen stated that the minutes had been posted and asked if there were any questions. Motion made by Deen to approve the minutes and seconded by Calvin. Motion approved.

TREASURER'S REPORT: Calvin gave the Treasurer's report. March Income \$54,175.09, Expenses \$16,645.18, Net Income \$37,529.91. Balances in: BB&T Operating Account \$62,833.14, BB&T Reserve account \$53,789.69 plus four CD's at \$50,000 each and invested earning interest, Clubhouse account balance is \$1,506.48. Deen informed that there is \$27,000 from Spectrum which is part of their

marketing. Motion made by Deen to approve the Treasurer's Report, seconded by Calvin. Motion approved.

MANAGER'S REPORT: The manager's report was given by Arnie.

- The financials were sent to the Board on April 10. We have one account with the attorney and no other late fees.
- Annual meeting is April 29, and the mailing was sent.
- Unit 323 is with the attorney for an opinion on the sale.
- After the annual meeting, there will be a board meeting.

Deen said if you can attend the annual meeting, please do. Otherwise, please be sure to turn your proxy in. In the past, we have had to go out and get signatures.

MAINTENANCE

The guys continue to work on the sprinkler timers and have installed some new bluetooth timers. Thanks to Shawna (unit 265), Kevin and Jerry Brown for painting the walls of the 5th St. laundry. Dion Mackris contracted to get some others painted, and we thank him for that. We appreciate all the work and help on the painting. The guys are going to patch the hole in front of Mimi's Nyugen's unit on 2nd St. It is a hot patch, and we are waiting for it to get hot enough. Sam Walters wanted to know if volunteers are covered under the association insurance, and Arnie stated that volunteers are covered.

COMMUNITY CLUB

Bill Medford gave the Community Club report. He and Roberta are taking care of the library, and they come down one or two times a week. A survey was done asking what people wanted to do. Eating and having a function once a month were the most popular activities. The results of the survey are posted in the laundry rooms. When we get started back again, the Community Club is going to try to do one or two events a month. They will accept any help from the residents.

PRESIDENT'S REPORT:

Deen said his phone number in the directory is wrong; the correct number is 765-994-8493. We are private housing and under the Fair Housing Act. The Act addresses service animals and emotional support animals and states that they can go anywhere in the complex that residents can go. Pets do have to be on a leash or carried. We are going to put up signs and ask that the dogs not go in the alleys for safety and security. Try to use the dog park and common areas. Clean up after your animal. It will be considered harassment if anything is said to individuals for walking their dogs in the complex. We already have two written complaints against one resident, and those will be addressed. We have installed a dog waste station near the fence on the west side of the complex. That is not a dog park or dog exercise area. Bill reminded that we don't individually own the grassy area in front of our yard.

We have had a problem getting enough people to serve on the board. Calvin has agreed to serve again. Mary Parker will serve by proclamation. Susan Cowan was late submitting her intent to run. The board will appoint her at an organizational meeting after the annual meeting.

The board is going to adopt a more reasonable approach to board business. The board is not a policing organization, and there are only so many things we can do. If you see an issue that affects the safety of Shangri-La, like pools steps or leaking clubhouse toilet, please let a board member or Ameri-Tech know

so that we can get to the right people and get it taken care of. Bill's list will help with personal residents' issues. If you see things such as a car in a visitor spot you don't recognize or see someone using the pool you don't know, don't text Kevin; don't stop Sandra on the street; don't call Calvin or Jerry. There is nothing the board can do, so that is a waste of time. Don't bother the board with trivial complaints. Bill said everyone got a form with their proxy that asks for contact information. There is a place at the bottom where you can check to allow us to use your information in the directory. That way we don't have to go door to door asking for permission. There will be an update to the directory.

NEW BUSINESS - None

Patricia asked about large items in the dumpster. We had an incident on camera and the police were called and the resident made to remove it. The man listed on the sign at the dumpster area will take away metal for free. He will take household items but you will need to pay for those. If someone dumps large items, that is a safety issue and we do need to know about it. We are also going to put a light and camera by the dog waste station on 6th St. Deen thanked Sandra for doing the newsletter. Also, Karen Shipley has taken over as administrator of the Facebook page and he thanked her for that.

MEETING ADJOURNED: Meeting adjourned at 10:45 am.