

**SHANGRI-LA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 19, 2024**

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, Jerry Brown and Sheryl Baker. Absent were Harold Turntine and Kevin Bowman. 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.

Deen mentioned there were some new faces at the meeting. He introduced the Board and asked for those that were new to introduce themselves. New attendees were (1) Julie Page – Unit 237, moved here in December; (2) George and Lisa Willis – Unit 249; they bought here in 2017 but this is the first year for the season and (3) Kevin Heerdt – Unit 302; has lived here 2.5 years but is his first meeting. Deen welcomed them to the meeting.

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 Sheryl. Motion approved.

Deen mentioned that there was some rumor going around that the board was stealing money, and he stated that is not true. Ameri-tech handles the finances.

Also, he stated there is another rumor going around that the maintenance fees will be increased. That has not decided yet but as there hasn't been an increase in 12 or 13 years and with the cost of everything going up, they probably will be raised. The Board has the ability to raise the maintenance fees up to 5% a year and that will most likely be the case for this year and next year.

Grass issues and resurfacing have been brought up at previous meetings. We have a reserve fund but that can easily be depleted on one project. Deen said he had said he didn't want to be remembered as the one raising the maintenance fees but that will probably happen.

TREASURER'S REPORT: Calvin gave the Treasurer's report. October Income \$25,612.05, Expenses \$34,141.52, Net Loss \$8,529.47. Balances in: BB&T Operating Account \$20,046.42, BB&T Reserve account \$49,536.19 plus four CD's at \$50,000 each and invested earning interest and Clubhouse account \$1,010.65. Motion made by Deen to approve the Treasurer's Report and was seconded. Motion approved.

MANAGER'S REPORT: Arnie said there was not much to report. There is one unit in collections with the attorney, one unit 30 days late and one delinquency. There will be a budget workshop coming up.

Deen commended Arnie for the great job he is doing and for his responsiveness.

Sheryl asked what happens with delinquencies. Arnie advised once a fee is 30 days late, a letter is sent by Ameritech, then another when it is 60 and 90 days late. After that, the Board has the option to send it to the attorneys for collection.

MAINTENANCE REPORT: Maintenance has been the typical stuff that Kevin does on a regular basis. He went to New York for the holidays. While there, he got COVID and then the weather hit. He should be back soon. Calvin stepped up to help with the electronics for the meeting today.

Greg Walters stated that he was at the meeting today to say that he has never seen the trash room so nice and clean.. He saw the custodial company loading up the truck, and they are doing a great job.

Deen said he had met Bertha when she was cleaning the office, and he is really happy with them. They are cleaning the Clubhouse as well.

Jane Hoffman, unit 346, thanked the Board for taking care of the street lamp that had tipped over.

COMMUNITY CLUB: Community Club report was given by Bill Medford. A question was asked by Jerry Tieman if the community club was the same as the “good neighbor” we had before. Bill said the Community Club is the same as what used to run the activities before.

Bill reported that we had a New Year’s Eve party, and there was a good group in attendance. There was a survey about changing the potluck and dinner out nights as some residents have other plans on Friday nights. Michele Bruce said it will also be easier to get reservations on a Thursday night.

The Community Club is planning a community rummage sale. Tables will be available to residents to rent for \$10. There will also be a Community Club table with proceeds going to the Club fund. The plan is to have it in mid to late February or early March. Michele is hosting a meeting after the Board meeting to discuss the rummage sale. She is looking for input, and anyone interested is welcome to attend. Beverly McDowell asked about the date, and Michele said it would be discussed at the meeting; we may try to coordinate the date with Teakwood.

Michele confirmed the potlucks and dinner out night will be changed to Thursday night starting in February. Tonight is Roosterfish at 4:30 pm, and seventeen people have signed up. Hopefully, everyone will be able to sit together tonight. It’ll be great if we can get a good attendance in the future.

Deen mentioned that the Community Club is separate from the Board. Board members can be a part of the Community Club but cannot hold an office on that board. Bill, Suzi Poe and Michele are officers but we still need a fourth person.

PRESIDENT’S REPORT/NEW BUSINESS: The annual meeting is March 29, 2023 at 10:00 a.m. The timeline has been put together as follows:

- February 13 – Letter announcing the annual meeting and asking for candidates for the Board of Directors must be mailed or hand delivered 45 days prior to the meeting.
There are three board members’ terms that will be expiring. If interested in running, please start to think about it now.
- February 29 – Persons desiring to run for the Board of Directors must respond by this date.
- March 9 - A petition requesting an article to be put on the agenda for the annual meeting must be in the office by this date. Such a petition must be approved by the HOA lawyer.
The second notice of the annual meeting with the agenda, ballots and proxies, and a copy of the 2024-2025 Board approved budget must be mailed. Pre-paid postage envelopes will be included.

Deen mentioned that when he and Kevin ran for the Board, they were unopposed. He said that the Board has fiduciary responsibility to run the affairs of the Association but do not have policing authority. We are you and you are us.

Harold's, Sheryl's and Calvin's terms will be up for election. There is a list of Board member names and terms (excluding Sandra) posted on the bulletin board at the back of the Clubhouse. Sandra took over Angie's term when she resigned.

The downspouts between 5th and 6th Streets have been replaced, and the drain repaired at the north end of the street. The company doing the work did an excellent job, and we hope to see the results in the rainy season.

The community looks good and almost everyone is maintaining their yard. Everyone just keep doing what they are doing.

Bill brought up the subject of dead grass around the community and was it going to be replaced. Several others brought up grass needing attention, including units 266, 271/272 and 337. Deen said the Board will take a look at it. He also mentioned that we are still on water restrictions. We don't have a maintenance company to look after the grass and sprinklers but Calvin, Jerry and Kevin do that maintenance and are saving us a lot of money. They don't get paid for what they do. There was also a mention at one time of a community garden but we can't do that because of the vermon. Deen also said that Sandra and Calvin had brought up the idea of drought resistant ground cover in the back alleyways.

Suzi brought up the painting of the backs of some of the homes and whether if someone bought paint there could be volunteers to paint. Greg felt that we should find the worse ones, clean them up and then paint them. We could see if the owners would buy the paint, and then people volunteer to paint. Trish Salazar and Mary Parker volunteered to paint. Of course, permission of the homeowner would need to be obtained. Beverly stated that she had had her unit pressure washed and painted and got a very good price for the work done. Anyone interested in volunteering with the painting project should contact Suzi Poe. This would be something done by residents and not the Board.

Deen reminded everyone that the dumpster is not for carpet, furniture, etc. The Association ends up paying if that happens. Since all the cameras have been installed, it has made a big difference.

There was also discussion about what color white the backs of the units should be painted. There is no specific color/shade of white.

Deen thanked Sandra for doing a good job on the newsletter. She gets activities from the Community Club to include and if you have something that you think should be in the newsletter, let them know.

Dean mentioned that there was some discussion with a homeowner that was renting for a relative, but they had been here a while. Why do they need a background check? If someone stays in a unit for more than 28 days a year, they have to submit an application and background check. Discussion ensued as to whether or not it has to be done every year on a rental when the same renters are staying in the same unit. Deen asked Arnie to check with Bob as to what needs to be done so we follow the right procedure.

Deen reminded everyone to be a good neighbor, drive the speed limit and don't hang towels on lamp posts.

TECHNOLOGY: Kevin has everything set up and working well.

OLD BUSINESS: None

Deen asked if anyone had anything else before we adjourned. Arnie mentioned that if anyone that is new to the community didn't get a payment coupon book to call Caroline Smith at the Ameri-tech office. She is the accountant for the community.

Deen also mentioned in regards to the association fees that Betty Moran brought up to him today that the association fees were supposed to be by square footage. He said we will take a look and see if they are correct but it may be a big undertaking.

Julie asked about recycling. We no longer have recycling in the community. Bill mentioned there is a place in Bellair that takes recycling. Several others mentioned that there is a lot of recycling at the dump and that it's not economical for the City to recycle.

Beverly commended Deen for a well run meeting.

Deen said although renters can't vote, they can still come to the meeting.

Greg mentioned for all that are new here that since he moved here eight years ago, the community has really been cleaned up and maintained.

Michele reminded everyone that we have a Facebook group, and residents can request to be added.

Deen informed everyone that Suzi, Michele, Calvin and Mary Kay have been delivering the newsletter. Going forward, they will be posted in the Clubhouse and laundry rooms and on Facebook. If you or someone you know wants a copy, let us know. A suggestion was made to place some copies in the laundry rooms and Clubhouse for those that want a printed copy or don't have Facebook access. Deen said that will be done.

Suzi mentioned that Sandra had suggested that we include a section in the newsletter if we know someone that is sick or that needs help or assistance (keeping in mind we are not assisted living) or just to be checked on. If you know anyone that would like to be listed in the newsletter (with their permission), let us know.

MEETING ADJOURNED: Meeting adjourned at 10:49 a.m.