

**SHANGRI-LA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 15, 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, Jerry Brown, Harold Turntine (call-in) and Sheryl Baker. 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. Patricia Salazar asked what time the agenda was posted. Kevin said he posted it at 6:30 am on Wednesday.

**CORRESPONDENCE:** We have a letter from Bill Medford about a who to call list. Bill has asked that the letter be tabled until next month because of other business to be covered in the meeting.

1. Deen read a letter from Kelly Christian regarding walking her dog and said he will address what is said in the letter. Our rules state that if a pet is outside it will be carried or leashed, and you will clean up after the pet. You can walk a dog anywhere you want. We are not going to change any rules. Dogs are about 10% in the park, and we don't need to change anything. If you had a dog, it was grandfathered in 2020, and after that date you couldn't just get another dog if something happened to that one. There is a procedure to follow to fill out the paperwork. That paperwork is sent to the attorneys, and they will approve or disapprove. Then they will tell us to provide access. Under the Fair Housing Act, you cannot restrict where dogs go.  
Patricia said that a year ago Harold said to take the dog directly to the park. Is that wrong? Deen asked Harold, and he said that is correct he said on street or side walk. Deen advised that federal law restricts us telling people where they can walk their pets.. He also advised we are going to do a pet census again in 2025 so we know who has pets. We are preparing signs to not walk through the alleys. Patricia asked if the dog owner can let the dog go in front of their house. She said two owners have to smell poop across from their home.
2. Deen read a letter from Beverly McDowell. We have already addressed the dog issue, and we cannot charge extra for anyone having a dog. She is correct about the date of the annual meeting. Arnie and the admin are new. Deen said the Board was researching possibly moving the annual meeting to the last Friday in February next year. If you can't be present at the annual meeting, fill out your proxy so we can have a quorum. The annual meeting will be April 29.  
Beverly asked to say something about the annual meeting. She asked if we are a condo 718 or HOA 717 or 720. She was advised we are Section 720. On the notice of the meeting, Beverly quoted from Article III, Section 3 that the written notice shall be given at least twenty-one days in advance of the meeting by the secretary posting and mailing a copy of such notice, including provisions for the proxy voting. She wanted to know why we couldn't have gone ahead and had the meeting earlier, and wanted to know where Arnie got the 60 days as she did not find it in the bylaws.. Deen asked Beverly to get with him and Kevin after the meeting.  
Carol Hopper asked that when washing to make sure that people clean out pet hair. The people who own the laundry machines are responsible for cleaning the inside. There is a number to call to ask to have the machines cleaned.

Beverly wanted to know about us charging a penalty for residents not doing what they are supposed to do. Deen said that Patricia had been good about that. We need a formal complaint with the offender's name. Patricia took pictures and resident's name. We will put a letter in the file. He said he talked to Joanie specifically and that if she continues to violate, she will be fined. We have to get three people, who are not on the board, to form a committee and they have to decide what the penalty will be.

Patricia asked if the Facebook page has anything to do with the Shangri-La HOA or is it private. Deen said he will address that in a moment.

3. Deen read a letter from Patricia about a resident breaking the pet rules.

Deen said that we had two residents that had spoken at the pool and were concerned about being harassed about attending the meeting. What it was related to was Patricia's Facebook post. Her post said that the board was going to vote on the sale of unit 323. Deen stated that Patricia's post was considered harassment. She posted without confirming what was on the agenda. Due to legal questions, the board was not going to vote on 323. It was not only harassment but made it difficult for the board to conduct business. Deen is asking Arnie to prepare a letter documenting her actions.

Beverly objected to the dog park, and she stated that Danny Harp harassed her in a Facebook post. Deen said he will talk to Michele about deleting posts from Facebook and blocking offenders.

Motion was made by Deen to install a post with sign and waste bags to dispose of pet waste on the west side of the complex in the small common area. Seconded by Calvin. Motion passed. It will keep people from having to walk to the east side dog park to dispose of waste.

**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. February Income \$25,012.40, Expenses \$39,461.50, Net Loss \$14,449.10. Balances in: BB&T Operating Account \$25,779.04, BB&T Reserve account \$251,481.77 plus four CD's at \$50,000 each and invested earning interest plus \$51,491.77 cash, Clubhouse account shows \$1,010.67 but that was before the deposit from the rummage sale. So the total is \$ 1,490.67 The reason we have the loss is because we paid \$10,000 for insurance. Motion made by Deen to approve the Treasurer's Report, seconded by Calvin. Motion approved.

Deen brought up the sale of Unit 323. When we resurface the streets, it will take more than half of our reserves. We raised the maintenance fees 5% a month per unit, but that's a small amount. It's the board's fiduciary and fiscal responsibility to look at options. We want to keep our reserves high enough to avoid an assessment. Options are to sell unit 323 or raise the unit rent. The board was planning to vote but then Deen and Harold discussed the sale. In the past, the electric was combined but it isn't now. However, we are not sure if the unit is considered community property. Deen asked Arnie to get a legal opinion. If we are going to have to take a community vote, the lease would expire before we could get results. Once we have the legal opinion, we will raise the rent or sell.

Patricia brought up that at a meeting it was voted on the color of the outside wall and then the dog park. She said nobody knew, and she was tired of the board doing that and she was being helpful by posting.

Both Kevin and Calvin said that the paint was on the agenda, and the community members that were at the meeting decided on the color. If people don't come to the meeting, then it is voted on by who is at the meeting. The board did not make the decision.

Carol asked if we have someone already that wants to buy the unit. We do not, and if we are able to sell it, it will be listed with a realtor. Bill suggested that we not get off on side issues.

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

- The financials were sent to the Board on March 8. We have one account with the attorney, one 60 days and one 30 days outstanding. They are small charges so it may be that those units are not aware of the amounts due.
- The budget workshop was completed on February 26.
- For the annual meeting, you will get a proxy envelope. Ameritech will prepay for the proxy to be returned.
- Unit 323 is with the attorney for an opinion on the sale.

That concluded Arnie's report.

Sheryl asked what is happening with Flo Prange's unit. Deen advised the association put a lien on it, and then it was foreclosed on. It is still with the attorneys.

Beverly wanted to know if the Board or Arnie knows how many units we have. Arnie advised 145. She also wanted to know if we are an HOA. She was informed we are a 720. Deen said he will get with Beverly after the meeting about the 720.

**MAINTENANCE:** Deen reported that we had an issue with the men's toilet leaking at the clubhouse. A new toilet was installed but the problem is with the shut off. The water will have to be shut off and the shut off valve fixed. We will notify those affected. Calvin said it will be Thursday of next week.

The guys made some organic weed killer and sprayed the weeds. A pool step was broken, and the steps overall needed repair. New wider steps were installed.

Kudos to Dion Mackris, Mary Parker, Michele Bruce, Michele's friend Paula, and Bill Medford for painting the back of unit 265. An anonymous resident donated the paint. Ray Wilson wants to have the back of his unit painted. It is blue, and he wants it white. He will pay for it.

Huge thanks to Harold who has been president more than most of us have been around. We really appreciate Harold. He has some health issues, but he has a lot of historical data. This is also Sheryl's last meeting. She is super busy and her business is booming. We are grateful for her service on the board.

Harold said thanks to the community for being part of his life in good and bad times. Since 1992, he has been involved. There have been good times and bad times and that it was always his intent to preserve what had been done in the past and improve the future. He says it is a great community, and he has many good memories and God bless the board and community. Deen told Harold he would always be a part of the history, and we appreciate all his efforts and contribution.

**COMMUNITY CLUB:** Community Club report was given by Bill and Roberta. Bill informed that the Community Club raises its own money, and none of the regular fees are used. We had a good rummage sale, and we are going to celebrate and have Chicken in the Park. Roberta said they made an effort to put notes on everyone's door. If you don't want the notice on the door, just let them know. No notes were put on homes they knew were definitely unoccupied. They spent under \$200 and used their Sam's Club card and got the chicken from Publix. There were 125 event surveys passed out, and 24 have been returned. The top interest so far was BBQ's/fish fries/cookouts, once a month pot lucks and special parties like Superbowl and Christmas. There were a lot of other interesting suggestions, and this will be very helpful to plan future activities. They are collecting surveys until April 1. A lot of people are leaving for the summer so there might not be as many events for summer but the fall will be busy. Sheryl said she appreciates the notes being put on the doors. Deen gave his hat's off to the Community Club, and Bill and Roberta are doing a good job putting focus on getting people involved.

Roberta gave her hats off to the board and mentioned they should be allowed to go the pool, take a walk, go to Walmart, etc, without being bombarded with community issues.

It was suggested that if you have a problem, come with a solution.

Suzi Poe said she had received a call from unit 259 about painting the back of their unit. The good news is spreading.

**PRESIDENT'S REPORT:** Deen said if you are coming to the meeting, you probably aren't violating the rules. The dog waste is a serious issue, and we will start taking steps to stop the problem. It is unsafe and unsanitary. There are only a few who don't follow the rules.

Please clean up after your pets. People are still going over 10mph. One resident in particular was showering with soap and shampoo at the pool after hours. It is on camera and will be addressed. The resident may have modified their fob. There was an issue with a loud musical instrument at the pool. If it happens to you, try to enforce or report so a letter can be put in the file.

If you don't get your proxy, let us know. It will go out with the next mailing. We also need intents to run for the board.

The last thing is a handyman. Between the guys, they have been doing all the work. Kevin says he likes doing it but he will not be here during the summer. We have discussed a full time handyman with Arnie that would cost about \$1,000 a week. We are going to have to have one, and that will be another expense.

Beverly asked why can't a bonus be given to the guys for doing the maintenance work. Deen advised that per the 720 statutes, no one on the board can be compensated. She also wanted to know why can't the association pay for wifi in all the units. Deen advised that would be too expensive to provide.

Carol wanted to know if we are still doing background checks. Deen said they are being done but there have been some issues where people are in a unit but haven't had one done. Also, people have to get pet approval first. Dale Ward wanted to know if we could discuss water restrictions. Deen said Jill Morrison had some questions so Kevin emailed Pinellas County. Kevin said he took pictures of the grass and sprinklers, told them how often we run, etc and spoke to low volume. We are not low volume, and we have to follow the rules. Low volume is a hose with a shut off. We can use that everyday. For the grass, we can do once every seven days with the timers. We can't select the day with our timers. We currently do 1 day for 15 minutes; we may be able to increase to 30. There was more rain this winter than usual.

Carol thought there was still a problem with her sprinklers. She was advised they had been worked on, and she said she'd check because maybe they are working now.

Bill Milan asked where he could get the approved colors, and Kevin advised they are at the office. We do have a chart we can loan out to him. Back of units should be white. If a corner or end unit, it can be another color.

Jerry mentioned he has bees in the back. He uses a 50/50 mixture of vinegar and water and sprays where they are in the awning. It seems to help. Others said they do the same and best time is in the evening when they are in the nest.

**MEETING ADJOURNED:** Meeting adjourned at 11:29 am.