

Shangri-La Board Meeting Minutes November 15, 2024

CALL TO ORDER: Deen Poe called the meeting to order at 10:00 AM.

ROLL CALL: Deen Poe, Kevin Bowman, Calvin Coolidge, Mary Parker, Susan Cowan, Jerry Brown. Absent Sandra York. Arnie Holder representing Ameri-Tech. Deen Poe asked for the community's thoughts and prayers for Sandra York who is in the hospital.

MEETING NOTICE: A meeting notice was posted IAW Florida 720 statutes and the HOA governing documents.

AGENDA: Motion by Deen Poe to approve the agenda, seconded by Mary. Passed.

COORESPONDENCE: None

MINUTES: Motion by Deen Poe to approve the May 17, 2024. Seconded by Calvin. Passed.

TREASURERS REPORT: Calvin. October 2024. Income \$19,419.73. Expenses \$36,913.72. Net Loss (\$17,483.91). BB&T Operating Acct \$60,602.46. BB&T Reserve ACCT \$249,088.90. Clubhouse Acct \$1681.93.

MANAGERS REPORT: Financials were sent to the Board via email on 8 November. Collections: 1 with the attorney, 0 at 90 days, 3 at 60 days behind, 20 at 30 days behind. There was a banking change, that may be the problem with the 30-day delinquents. If your bank writes checks to pay for your HOA fee, go on-line to your bank and change it to our (Ameri-Tech) address. If you do automatic withdrawal, forms are provided, fill it out and send to Arnie Holder or Carolyn Smith and it will be taken care of. Second Street hole was repaired. A company was supposed to fix the soffit on the club house, they haven't, so another contractor is being contacted. Stained ceiling tiles in clubhouse will be done inhouse. Next meeting date will be on third Friday January 2025.

MAINTENANCE REPORT: Volunteer maintenance crew replaced 2 (two) light posts on 2<sup>nd</sup> Street. There are several more to do. We are phasing out the larger light fixture with a smaller design. We are in the process of replacing the fire extinguisher boxes to date (eighteen) 18 have been replaced out a total of 30. Sink Holes, there are several sink holes in the alleyways that appeared after the hurricanes. There was a sewer back up, we had a contractor jetted the line to unclog the line. It was recommended that the entire system be jetted and then use a camera to inspect for problems. Jerry Brown got the pool heaters repaired; pool water temp is 86 degs. An examiner from GAF will be looking at the club house roof for a warranty repair.

COMMUNITY CLUB: Bill and Roberta are doing a great job of trying to get things started back up socially. During the power outages the community pulled together, people with power were supplying coffee, phone chargers. We would like to see that at happy hours, other social events. Bill provided a list of events that being looked at, Deen will post this on the community bulletin boards. Bill and Roberta have volunteered to host the Thanksgiving party Happy Hour 21

November, they are asking for volunteers to help a signup sheet has been provided if you are planning to come, please sign up for that as well.

NEW BUSINESS: None

#### PRESIDENTS REPORT:

Deen Poe thanked the Board members for keeping things going.

We have a contract for sprinklers, because of the expense of that, they do ¼ th of the park every quarter. The timers have been reset to an everyday schedule. Please avoid using your hose if you can, don't wash car in front of the unit. Water is a huge expense to the community.

Karen Shipley has taken over the admin duties for the Face Book page, is doing a really great job. We have lost a lot of residents, the upside, we have new residents.

Renovation of unit 323, doing what we can to get it renovated. We found from the attorneys we cannot sell the unit, as it would increase the population, it would require 100% agreement of the community to sell the unit. The intent is to rent it, it is a 2 bedroom unit, renovated the interior. The North side has drainage problems, we are looking at solutions for that. The roof is ok, there is a gap between it and the adjacent unit which allows water to enter. Calvin has been staying on top of that and Susan. We are on the list to get the gap fixed. The office is seldom used, thoughts are to move the office to the clubhouse, this would increase to overall footage of unit 323. It would be a 3 bedroom 1 and ½ bath when completed.

Dumpsters. We are looking at solutions to reduce the amount of construction debris being placed in the dumpsters. We are in the information gathering stage. Adequate notice will be provided to the community on any changes. To dispose of unneeded appliances: large appliances such as washers, stoves, refrigerators, contact U Call – We Haul at 727-543-6882.

Meetings. Florida has made changes to the statutes; it allows for 4 meetings per year. The Board can change meeting frequency as long as it conforms to the 720 statutes. The plan is to have meetings in November, January, February and March. The annual meeting would be the last Friday in February. The attorneys will write it up, and the Board will vote on it at the January meeting.

Planter Upkeep. A lot of units have shrubs, plants, that obstruct water getting to the grass. Owners are not trimming their bushes, plants, etc. Please do so.

Parking. We have visitor's spots that are not used, as an extra source of income, we are thinking of offering perhaps 10 spaces to rent on a first come first serve basis. A survey will be done to see how many are available. We probably will not rent on 6<sup>th</sup> street. This is an idea we are looking at right now.

Animals. To reiterate. Animals can go anywhere people can go in the park. Please don't harass people if they are walking their dog.

Let's continue to come together.

Weeds: question asked about the grass, can we improve it. We will look into it.

Good to have everyone back, thanks for coming.

MEETING ADJOURNED: 10:30 AM.