

Shangri-La Board Meeting minutes January 17, 2025

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

ROLL CALL: Present were Deen Poe, Kevin Bowman, Calvin Coolidge, Mary Parker. Absent Susan Cowan. Absent by Resignation Jerry Brown.

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, motion seconded. Passed.

CORRESPONDENCE: Deen read a letter from Bill Medford Units 267 & 284. Dated Dec.2.

Subject: Architectural Control of Units. The question asked " Are owners of properties permitted to change the footprint of the roof? ". To summarize, work was done at the adjoining Unit 283. The pitch of the carport / Florida room was reversed. The original pitch, the high end was where the carport roof met the units main roof, the construction swapped the pitch, the high end is at the end where Unit 281's main roof is, and low end is where Unit 283's main roof is. There were comments and opinions from owners. Adjacent unit owners were concerned the work could cause leaks, etc. It was decided that the management company would send a letter to the owner of Unit 283, with contributions from the adjacent owners. The board would seek an opinion from the attorneys. There is very little the board can do to enforce contractors. It is not the responsibility of the board to go around and police every renovation project owners take on. These situations are best handled by owners and the city. It is the responsibility to ensure work performed on their units satisfies the requirements for permits, and whether a licensed contractor is required.

MINUTES: Motion by Deen Poe to approve the November 15th 2024 minutes, motion seconded. Passed.

TREASURERS REPORT: Calvin. December we had an income of \$27,638.97, we had expenses of \$39,940.59, we had a net loss of \$12,301.63. The operating account has \$59,595.00, the Reserve account has \$255,141.30, clubhouse account has \$1,681.95.

MANAGERS REPORT: Arnie Holder. Financials were sent out to the board on January 10th. Collections, we have quite a few primarily due to the bank change that we made. None with the attorney, 9 that are 90 days, delinquents 3 that are 60 days, and 5 that are 30 days. If you are getting a letter from the accounting dept, that says you are delinquent, give Carolyn a call and she can get you all squared away. If you notice the money is not coming out of your account like it usually does, give Carolyn a call. The washouts behind the buildings have been filled and repaired. We should be getting quotes on these soffits soon, the company I called they backed out. I called a company we have used, they should be giving me a quote soon. Everybody's

behind, these contractors are so far behind. Future planning, the next board meeting is? Deen: the 3rd Friday of February.

MAINTENANCE REPORT: All but 1 fire extinguisher box has been replaced. Awaiting the report from GAF on a warranty claim submitted for the clubhouse roof.

COMMUNITY CLUB REPORT: See attached.

NEW BUSINESS: Calvin nominated Ismael Hernandez to fill the unexpired term of Sandra York, that term expires March of 2025. The board unanimously approved the nomination. Ismael who uses Izzy. Nomination approved.

PRESIDENTS REPORT: Deen: Reminder Fish Fry is tonight. Thank Terry Walters for providing the fish. If you signed up, please attend and take 2 pieces, to ensure everyone has had some fish.

Bill and Roberta and your team, the hard work you're doing in reviving the community club.

The annual meeting is the last Friday in March. The paper for changing the number of meetings is with the attorney, to change will require a vote by the community. That paperwork will be included with the annual meeting mailing.

Consider getting on the board and running, the board will be down to 4.

Rainy summer, and back to back hurricanes, some sink holes developed, they have been filled. We had a sinkhole in the street and that was repaired. After the 6th street sewer line was checked / inspected we did that for the entire park, no major problems were found.

To reiterate, service animals are allowed to go where the residents are allowed to go. If you see someone walking their dog, they are using the waste stations, do not, do not harass them. We have had almost physical contact between people walking their dog even when they are cleaning up and following the rules. It's the law, if you have physical contact, its criminal offense. Easy to understand, the rule is dogs can be walked anywhere in the complex. So, do not harass people verbally, physically at all.

MEETING ADJOURNED: 10:45