

**Secretary's Board Meeting Highlights**  
**November 17, 2022**

**CALL TO ORDER**

President Steve Makris, called the meeting to order at 6:30 PM and provided a brief review of the agenda topics to be covered. Board Members present: Sylvia Catanzarite, David Greaves, Dawn Jacobs, Bob Koch, Steve Makris, and Dan Perez. Milton Jacobs was absent. Property Manager, Robert Ireton Hewitt was in attendance.

**MINUTES:**

**A motion to approve the October Board meeting minutes as reported was made by Dawn Jacobs, seconded by Bob Koch. The motion was unanimously approved.**

**Presidents Report:** The President reviewed the unsatisfactory condition of the Common Area landscaping. He and the Landscaping Committee met with the Brightview Regional Manager, and three other potential landscaping contractors; Duval, CP Growers and B&R Industries. Price quotes from each of the potential landscapers are expected by the following week. He also reminded everyone of the December 8<sup>th</sup> Annual meeting and clarified the purpose of the proxy form used to establish the required quorum. The Infrastructure Committee will be providing a presentation of the Street Light options at the Annual meeting.

**TREASURERS REPORT:** Due to a delay in receiving the November financial report, the Treasurer provided a brief review of the prior month activity. Some anticipated changes will occur in the November report.

**MANAGERS REPORT:** The property manager advised that a short Board meeting will be held immediately prior to the Annual meeting to approve the Annual Budget. Holiday lights will be on soon, and a firm has been hired to fix the Westside security gate near the Tennis courts.

**INFRASTRUCTURE:** The President reviewed a preliminary Street Light chart comparing the financial and aesthetic details of the current Street lights, and the proposed Purchase and Lease Street Light options. The Board will continue its evaluation of the chart with the objective of sending it to the membership by November 25<sup>th</sup>.

**DOCUMENTS Committee:** Dan Perez reviewed votes received regarding the proposed Declaration of Covenants amendments. Thus far, 60 votes of approval have been received for **Section 1(ARB)**; 63 votes of approval for **Section 2 Purchase /Lease Occupancy**, and 67 votes of approval for **Section 3 (Mortgage Foreclosure)**. Ninety-nine votes of approval are required for each **Section** to be adopted. Voting will remain open for 90 days following the November 8<sup>th</sup> Documents Revision Meeting.

**LANDSCAPING COMMITTEE:** Sylvia Catanzarite reported that the fall annual flowers need to be planted and recommended a motion to spend \$1490.

**Sylvia Catanzarite made a motion to approve spending \$1490 to install New Guinea Impatiens for the fall annual planting. The motion was seconded by Dawn Jacobs and unanimously approved.**

**WELCOMING COMMITTEE:** Nora Palladino reported two east side homes are listed for Sale; 145 Victorian Lane at \$1,150,000 and 140 Victorian Lane at \$1,250,000. Also, two west side homes, 126 NRDW and 103 NRDW have recently been sold.

**AMENITIES Committee:** Bob Koch reported that a repair to one of the tennis court nets was provided by west side member Wally Stevens.

**TRACT E** President Steve Makris provided an update on the status of the Tract E Committee and asked for a vote to approve spending the remaining \$9000 in the Betterments fund on the vegetation proposed by the Lakeside homeowners committee.

**Dan Perez made a motion to approve spending the remaining \$9000 in the Betterments fund on plants recommended by the Lakeside property owners committee. The motion was seconded by Dawn Jacobs and unanimously approved**

**RULES AND REGULATIONS:** President Steve Makris introduced the topic of Rule #1 of the Rules and Regulations, suggesting an electronic survey be conducted to help reach a decision regarding 3 proposed amendments. The proposed amendments will allow pickup trucks, meeting certain physical and use conditions, and boats on trailers and other recreational vehicles be allowed to be parked in driveways under certain limited conditions.

**Dan Perez made a motion to conduct an electronic survey of the membership regarding the proposed changes to Rule #1 based on the document provided at the November 17<sup>th</sup> meeting, following a final review and approval by the Board of Directors. The motion was seconded by Dawn Jacobs and unanimously approved.**

**Dawn Jacobs made a motion to adjourn the meeting at 8:45 PM, seconded by Dan Perez and unanimously approved.**

Respectfully submitted,  
Dan Perez Recording Secretary  
11/21/2022