



Board Meeting
Monday, May 20, 2024
Gibsonia Baptist Church Meeting Hall
5440 US Highway 98 N
Lakeland, FL.33809

MINUTES

Establish Quorum & Call to Order

Present were Rick Stoer, Lawrence Streeter, Kathryn Streeter, Louise Gustafson, Joshua Borem, & Blaine Patterson. Erick Dokendorf was absent.

Delroy Brown, Association Manager, was present for Sentry Management.
Rick Stoer called the meeting to order at 6:30p.m.

Proof of Notice

Meeting notice was posted in accordance with the association's documents and F.S. Ch. 720.

Approval Board Minutes

Motion was made by Rick Stoer to approve the minutes for April 16, 2023. Second by Joshua Borem. All in favor.

Report

The Financial and Managers Reports were presented by the manager.

Old business-None

New Business

- **Covenant Enforcement:**

The following units will be sent to the association attorney for covenant enforcement action.

The units are as follows:

- 2253 Malachite Drive. Boat stored/parked in the backyard of the property.
- 2153 Malachite Drive. Landscape. The grass needs to be treated for weeds and resod.

- iii. 2159 Malachite Drive. Landscape. The grass needs to be treated for weed and resod. Additionally, the driveway is full of cracks and the concrete need to be repaired.
 - iv. 2182 Rainbower Drive. The grass needs to be treated for weeds and resod.
 - v. 2106 Rainbower Drive. According to the directive of the association attorney, Encroachments are issues that must be enforced between the property owners themselves. The Association is not required to use the Association's resources to resolve disputes between adjacent owners.
- **Trimming Common Area.** The Board has opted only to do the tree trimming and will forego the mulch until a later date. Motion to approve tree trimming in the tennis court area in the amount of \$3,400 by Rick Stoer. Second by Blaine Patterson. All in favor.
- **Tennis Court Repair Proposal.** A motion was made by Lawrence Streeter not to exceed the amount of \$27, 750.00 for the tennis court repairs. Second by Louise Gustafson. All in favor.
 - i. Blaine Patterson and Joshua Borem will chair the project for the Tennis Court Repairs.
 - ii. A total of five proposals were submitted. Blaine Patterson will meet with a representative from Sherwood Tennis Court to review their proposal.
- **MID Florida Account.** Motion made by Joshua Borem to keep the MID FLORIDA ACCT. Second by Rick Stoer. All in favor.
- **Bulletin Board.** Motion made by Joshua Borem to purchase option#2 bulletin board. Second by Rick Stoer. All in favor.
 - i. Blaine Patterson will purchase option#2 bulletin board and install at a location, as determined by the Board of Directors. Once completed, the receipt for the purchase will be emailed to management and a reimbursement check will be issued. The cost of the purchase as presented was \$1,750.00. The Board will save at least 45 to 50% by purchasing the board themselves and doing the installation.

Open Forum:

- **Speeding:** This concern was brought to Board's attention by a concerned Homeowner. The streets in the community are owned by the county and a follow-up will need to be done to see how best to address this concern. One suggestion is to have the county add additional speed signs.

Next Meeting Date. July 8th, September 9th, and October 7th.

Adjournment

Louise Gustafson made a motion to adjourn at 7:38PM. Second by Blaine Patterson. All in favor.

Prepared by: Delroy Brown, CAM