



Board Meeting Minutes
Clubhouse
September 24, 2024
7:00 PM

Call to Order: Andrew Cilenti called the meeting to order at 7:03 PM.

Quorum Established: Andrew Cilenti, Taylor Whalen, and Rick Baird were present. Steven Orcuiolo was absent. Renae Foster from TCB Property Management was also in attendance.

Approval of Minutes from May: Tabled.

Reports of Officers:

- **Presidents Report**
 - **Remarks:** Andy stated that we need to locate the AED machine, we need to get the rugs cleaned, and purchase a shop vac for exclusive use by the restaurant.
- **Vice Presidents Report:**
 - **Remarks:** Nothing to report.
- **Director's Report:**
 - **Treasurer Resignation:** Taylor Whalen thanked Greg for his service to the Board. Unfortunately he submitted his resignation this past Friday. If anyone is interested in joining the Board, please reach out to one of the current Board Members.
 - **Bank Account Balances:** We ended August with account balances: HOA Operating \$138,362, HOA Reserve \$21, 748, GC Operating \$9,091, GC Restaurant \$3,497.11, and GC Sales Tax \$177.

Kathleen Fischer would like to know if we have an idea of what next year's annual dues will be. Taylor stated that we do not have an estimate for 2025 dues yet, but we do not expect it to decrease. Depending on the insurance and other factors, we may have to increase.

Larry Fitzgerald stated that he has reviewed the P&L reports, and he came across some anomalies. He asked for some clarifications. Taylor stated that he and Steve would review the reports when Steve returns, and get him some answers.

Marilyn Fowler asked if there has been any money transferred from the HOA Operating to the GC Operating, and how much. Taylor stated that yes, we have had to cover the last payroll of August with HOA funds.

Kathleen Fischer stated she was concerned about the mobility issues in the Clubhouse, such as being

able to open the restroom doors and clubhouse doors without assistance. Andy stated that if we are not handicapped compliant, we need to do something about it.

Old Business:

- **Ponds/Waterways:** Taylor stated that there is a green film over the ponds/waterways. ECOR has been treating this, but it has obviously not been successful. We have worked with Florida Fish & Wildlife to stock the ponds with algae eating carp. He stated that adding the fish is a lot cheaper than dredging to make the ponds as deep as they were.

Kem Sprawls stated that she has people come into her backyard to fish in the ponds and has called the Sherriffs Department. She would like to have the No Fishing enforced, including additional signs.

- **Golf Course Equipment:** Taylor stated we have some equipment that is reaching the end of its life. We were able to repair one of the mowers for \$700. He stated we have been working with Erik and the bank, and we will be purchasing two new mowers, which are all electric, and a sand break.
- **JT Foster Lawsuit:** Get dates from Taylor. Subpoenas were also sent to 9 homeowners.

Rob Brown stated that commercial insurance has skyrocketed in the last 3 years, and will continue to do so. He also stated that there are several areas on the cart paths need to be repaired. These lawsuits will continue to increase our premiums.

- **Carters Grille Contract:** Taylor stated that we removed the clause that they have to inform us in writing each year that they plan to remain our concessionaire. We are going to work with them to make sure they are successful.

Andy Cilenti made a motion to have the rugs cleaned, replace the AED machine, and purchase a shop vac. Rick Baird seconded the motion and the motion was passed unanimously by voice vote.

Larry Fitzgerald asked why the residents were not provided with a copy of Erik's new contract, and why the Board signed a 5-year contract.

New Business:

Nominating Committee: *Taylor Whalen made a motion to appoint Taylor Whalen (Chairperson), Kathleen Fischer, Christine Daignault-Taylor and to the nominating committee. Rick Baird seconded the motion and the motion was passed unanimously by voice vote.*

Open Forum:

Larry Fitzgerald asked where the American Flag is. Taylor stated they will work on getting that resolved.

Adjourn: *With no further business to discuss Rick made a motion to adjourn the meeting at 8:36 PM. Taylor seconded the motion and the motion was passed unanimously by voice vote.*