

Harmony Lakes Townhomes
Phase 2 Association
Board Meeting
Minutes

DATE: August 20, 2019

TIME: 7:00pm

LOCATION: Pine Island Multi-Center

- Call meeting to order at 6:55pm
- Attendance: LeAnne Decoste, Troy Parker, Giuseppe Giugno, Richard Ekle, Larry Smith.
 - Establish a quorum -
- Previous Board Minutes May 30, 2019 – tabled until September meeting.

- Central Board – No meeting held July/August. Next meeting is Tuesday August 27, 2019.
 - Larry Smith and Lisa Parker will attend August meeting and update Phase II at September meeting scheduled for September 17, 2019

- President’s Report and/or Financial Matters
 - 2017 tax return, recreation and compilation completed. Taxes for 2018 compilation ongoing.
 - Funding reserve accounts confirmed. 1/3 of reserves will be in a 6 month CD, 1/3 will be in a 12 month CD, and 1/3 will remain as working capital. Motion made. Motion passed. Each 1/3 is approximately \$162,000.
 - Green Source invoicing – under review. Board members review with Central, Phase I and Green Source. Meeting scheduled for first week of June. Board is still waiting for Green Source to provide a breakdown of billing.
 - Small pest control boxes will be installed August 27, 2019 at each unit.

- New Financial Matters
 - 2018 budget re-creation to be started.
 - 2018 taxes with accountant John Bono is ongoing.
 - 2020 budget with board and DNS tabled until next meeting.

- Old Business
 - Pressure cleaning
 - Motion made and approved for CRS to pressure clean in October/November 2019. Date TBD.
 - Waiting for *Termite Professionals* to provide agreement to DNS. Reviewing bids for weed and fertilization of lawn.
 - Violation Notices – committee/ walk-through / DNS /letters generated and notices have been issued.
 - Legal business – NA at this time.
 - Root Pruning /Owners responsibility vs association within lots– cost.

- Palm tree installation and removal / Palm tree removal and installation cost/ responsibility being reviewed. Root pruning – owners’ responsibility v. association- within lots – owners own trees and landscaping.
- Web page-DNS- compliant with state statutes. Board member Richard Ekle will create webpage. Cost to HOA equals \$12 per month. -Tabled
- Letter to all members with ADCC package- rescheduled September 1, 2019 –tabled.
- Start vendor search for roof cleaning- obtain bids from pressure cleaning companies and pressure less wash cleaning companies.

Meeting adjourned at 8:25 pm.

Executive Session:

- Started at 8:30pm.
- Delinquency accounts –notification letters have been sent and most are up to date. Collection process is up to date.
- 1782 SW 110th Terrace -DNS and committee denied the ADCC application for backyard fence and canopy that was installed without approval. Owner requested an extension until the end of December to remove the canopy and backyard fence. Motion made and passed to give an extension until October 15th, 2019.
- 1527 West Harmony Lakes Circle-DNS notified owners to fix broken plastic wiring boxes and exposed wiring. Also reported to Town of Davie and referred to electrical code compliance.
- 1531 West Harmony Lakes Circle – DNS informed owner that the pergola request was approved but was not built to the dimensions and pictures on the ADCC form. No permits from the Town of Davie were issued. Motion by board to remove pergola and fence. Motion seconded. Motion passed. DNS notified the owner to remove pergola and fence or comply with code by October 15, 2019.
- Motion made to have approved standard pergola for community added to the ADCC and DNS website. Motion seconded. Motion passed.
- 1612 Harmony Lakes Circle – bring yard into compliance and follow up on foreclosure.
- Legal matters tabled.
- Meeting adjourned 9:07pm.

Respectfully submitted by:

Troy Parker

