

**WEITZER HARMONY LAKES
TOWNHOMES PHASE 2 HOA
MONTHLY MEETING MINUTES**

July 22, 2021

Present at the meeting were: Leanne DeCoste, Rick Ekle, Giuseppe Giugno, Troy Parker, Larry Smith, Jim Calderazzo and Thelma Quiroa representing J&L Property Management.

Absent from the meeting: no one

Owners present: April and Mrs. Giugno

Meeting called to Order by: Leanne DeCoste at 7:01 PM

Motion made by Giuseppe Giugno to table the minutes from last meeting.

Motion Seconded by Rick Ekle

All in favor. Motion passed.

Motion made by Giuseppe Giugno to table the financial report as prepared by DNS

Motion seconded by Rick Ekle

All in favor. Motion passed.

Motion made by Giuseppe Giugno to remove fruit trees and make a list of them

Motion Seconded by Troy Parker

4 board members in favor. One board member against. Motion passed.

Motion made by Troy Parker to move meeting to the 3rd Thursday on a monthly basis

Motion seconded by Larry Smith

All in favor. Motion passed.

OLD BUSINESS:

- Leanne DeCoste explained the issues the association has had since 2018
- The association will not have a zoom meeting for now
- Reserve interest should be allocated to liabilities by percentage
- Jim needs life expectancy \$ cost to replace the items that are being funded in the reserves
- Service@whltaph2.org should be included in all correspondence
- Charles is working on the financial reports
- DNS made changes on financial reports after the 2019/2020 year was closed
- J & L will be provided with the Accounts Receivables ledgers starting Jan 2019
- Tax returns for 2018 and 2019 are ok
- 2019 compilation report is missing , J & L to contact John Bono, CPA
- 2020 tax return is missing
- Proposals to trim trees are being collected
- 4 coco palms to be removed
- Association will give Jupiner to clean up the debris and weeds in the community
- Leanne Decoste mentioned that in 2019, DNS has become the association FULL management
- The board requests a detail information in Jupiner's invoices
- I was mentioned that Phase 1 has rat boxes

- Board has Teminix proposal as well as quality proposals
- Board wants the mango, banana avocado tree and other fruit trees to be removed from the property. If the owner does not remove it, they will have to pay for the rat station reloading
- Board wants J * L to make a list of all the dead trees that need to be removed.
- Dead trees are to be removed by unit owners if in their property line
- Leanne Decoste wants company to install bait boxes by the perimeter wall.

NEW BUSINESS:

- Irrigation stations: rain sensors: waiting for proposals in pump # 1
- People are turning the breakers off in the irrigation system.
- Community's website: Leanne DeCoste and Rick Ekle are handling the transferring of data
- Jim Calderazzo gave report on the irrigation and landscape
- Board will compose the 30 day notice to members of J & L inspections
- About violation report: board wants manager to take pictures showing time and day when such pictures were taken
- Leanne Decoste asked the CENTRAL board about the exercise station. There are 10 dog stations at the time.

BOARD CONCERNS:

Motion made by Troy Parker to adjourn meeting.

Seconded by Leanne DeCoste

All in favor, motion passed

Adjourned at 8:34 PM.