

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

March 8, 2022

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

Absent from the meeting: Rick Ekle

Owners present: Mrs. Giugno and April

Meeting called to Order by: Leanne DeCoste at 6:50 PM

Motion made by Troy Parker to approve Oct 2021 minutes.

Motion Seconded by Giuseppe Giugno

All in favor. Motion passed.

Motion made by Troy Parker to approve Feb 2022 minutes.

Motion Seconded by Giuseppe Giugno

All in favor. Motion passed.

Motion made by Giuseppe Giugno to approve All County irrigation proposal to fix the bearings

Motion Seconded by Troy Parker

All in favor. Motion passed.

Motion made by Troy Parker to appoint Giuseppe Giugno to represent phase 2 at the Central meeting

Motion Seconded by Leanne DeCoste

Larry Smith abstained. Motion passed.

Motion made by Larry Smith to approve CRS contract for the pressure cleaning of the sidewalk, driveway, mailbox, etc

Motion Seconded by Troy Parker

All in favor. Motion passed

Motion made by Leanne Decoste to table choosing the lawncare company to next meeting

Motion Seconded by Giuseppe Giugno

All in favor. Motion passed

OLD BUSINESS:

- The rat problem was taken care of with no problem . contractor is called as complains come in

NEW BUSINESS:

- Thelma to contact United community about the white fence in need of repair
- Thelma to contact the City of Sunrise to repair the water meter lid
- Thelma to call electrician to check the breakers in pump station # 4 which is located on 110th
- Thelma to look into repairing / cleaning the bulletin boards throughout the community

BOARD CONCERNS:

- Board requested for J & L to get in touch with Mr. Bono CPA and provide info needed to work on the Yearend reports for 2021
- Central master association will not maintain the pet station on 109th anymore
- Central Master association will not be cleaning the lake (coconuts) on the phase 2 side anymore. Joe suggested to conduct an investigation and present it to the central board.
- Per Leanne DeCoste, each association is responsible for the bank side of the lake
- Board wants to know if lawncare will include picking up the coconuts as part of their contract. Thelma to check with companies who have submitted proposals
- Representative from phase 2 should be able to discuss issues at the central meetings.
- Veronica Cruz from J & L is to follow up on collection letters
- Board wants to schedule all the projects for 2022
 1. Mulch will be done in Nov 2022
 2. In October before the mulch is installed, all tree rings are to be burned out
 3. Palm lift: Thelma to check when the last time was it was done
 4. Roof pressure clean will be sometime between Sept and Oct 2022
 5. Palms should be fertilized. most likely, it will be in the Fall season
 6. Pressure cleaning will be done in May and Nov
 7. Roof pressure cleaning: we need two more proposals. Thelma Quiroa to work on this
 8. Board requested for Rikki to compose a letter asking the community that if they don't want their roof to be pressured cleaned, they will need to sign a waiver and to agree that they will do the pressure cleaning withing 30 days from the day the community does it
 9. Board requested for Rikki to add : "close windows " to the sidewalk, driveway, etc pressure cleaning letter
 10. Thelma Quiroa to ask city if we need permission to remove strawberry guava tree

MEMBER SERVICE REQUEST:

- Parking around circle on 110th and 109 Terrace
- Work truck on 109th terr. Send violation letter
- Cars parked on sidewalk
- Golf car on W Harmony lakes: turn to atty
- Tent to be removed on 109th terrace
- Water damaged roof on 109th terrace. Wood porch should not be there. This issue is not the association's responsibility to correct.
- 1537 W Harmony lakes to receive a letter about fence is past property line
- Midge flies: lake beds are to be sprayed. Thelma to check with central about how often that is done
- Limited common area : we have to go based on documents
- Bushes were damaged when roof was cleaned. Company used Clorox . suggestion: use other product like Simple Green

Motion made by Troy Parker to adjourn meeting.

Seconded by Giuseppe Giugno

All in favor, motion passed

Adjourned at 9:06 PM.