

**WEITZER HARMONY LAKES
TOWNHOMES ASSOCIATION, INC.
(PHASE II)
BOARD MEETING MINUTES
April 12, 2022**

Meeting called to Order by: Leanne DeCoste at 6:42PM

Roll Call: Present: Leanne DeCoste, Troy Parker, Giuseppe Giugno, Rick Ekle,
and Thelma Quiroa representing J&L Property Management.
Not Present: Laurence Smith

Owners Present: April Chang, Angela Giugno and Holly Acosta

Leanne read the minutes of March 2022 board meeting -

Motion made by Troy Parker to approve meeting minutes from March 2022 meeting, as amended.

Motion Seconded by Rick Ekle

All in favor. Motion passed.

President opened discussion to review landscape and irrigation proposals received by: Juniper (Landscape, Irrigation & IPM), Kennedy (Landscape, Irrigation, & IPM), Full Circle (Landscape) and All County (Irrigation)

Motion made by Troy Parker to approve Kennedy proposal.

Motion Seconded by Rick Ekle

Leanne DeCoste & Giuseppe Giugno – vote no

Motion did not pass

President discussed with regard to Pump 2 & Pump 3 (losing prime) both checked by All County as a second opinion- Pump 3 did not lose prime – but had a leak at the intake valve – could cause issues

Discussed proposals from Juniper and All County to repair Pump 2

Motion made by Giuseppe Giugno to Approve All County Irrigation to perform repair to Pump 2

Motion Seconded by Rick Ekle

All in favor - Motion passed.

OLD BUSINESS:

- Leanne instructed Thelma to obtain additional Landscape, Irrigation, IPM proposals
- Dog receptacle maintenance on 110th: Cleaning Depot can do it for \$45.00 per visit – on hold
- Cleaning up coconuts on Phase 2: Cleaning Depot can do it for \$275.00 (one time cleanup) – Thelma to call Kurt of Cleaning Depot to arrange clean up
- Attorney form notice letters: Veronica is working on it Leanne will follow up with Veronica & Shendell
- Pump 5: all is good. Email was sent on 4-11-22 – clocks to be returned regular schedule
- Pump 4: all is good – clocks to be verified returned to regular schedule
- Striping for parking and curbs Leanne reminded Thelma to follow up on obtaining proposals
- Pressure cleaning – Roof: received proposal from CRS. Thelma to get additional proposals (pressure cleaning vs chemical cleaning)

- Pressure cleaning - Drive/walkways: CRS contract signed March mtg. Letter to be sent by April 20th, 2022
- Pressure cleaning drive and walkways: Contract signed at March meeting letters sent - April 20th, 2022
- Pump 1: breakers being checked by electrician: Thelma to follow up with United Community for PH 1 if completed or get permission for our association to call our electrician to check

NEW BUSINESS:

- Leanne requested insurance renewal status: Thelma confirmed renewal; confirmed payment made on 3-31-22; and will continue via ACH
- Pump 1: station security in progress – Thelma to arrange with Kurt of Cleaning Depot to assess/present a proposal secure station doors
- Thelma to confirm with Kurt to clean up coconuts on the PH 2 banks
- Tabled decision for dog receptacle station to be maintained. Troy will continue to maintain until decision is made.
- Troy Parker requested that a J & L representative present when big jobs are being done.
- Thelma to check with the Town of Davie to remove strawberry guava tree and get final opinion directly from Town of Davie Code Inspector - set up appointment if necessary with Leanne to attend meeting – with regard to Town approval necessary for dead palms and tree removals
- Thelma to discuss turn over to attorney of violation of golf cart parked on walkway in front of unit on W. Harmony Lakes – set up discussion with Leanne with regard to other violations to be turned over.
- Thelma obtain confirm when last palm lift was performed (previous board approved to be performed every 8 months) obtain proposals for palm lifts (include – separate coconut trees for clean up).
- Lock on Pump 1 is missing (3rd lock) – need to be replaced
- Thelma to get opinion of amount of work to separate Central and Pump 1 – with Kurt at Cleaning Depot

OWNERS CONCERNS:

- 11106_107 Holly Costa: re: Sapling tree previously planted by unknown person in south, open space of common area, located east of 17th manor, Juniper removed sapling as previously instructed. Holly petitioned board to keep the tree:
Leanne DeCoste explained trees (or any personal property)
 - Cannot be planted or placed on common area by members – need approval
 - Over time association will be liable for cost to maintain trees which means the rest of the members would have to bear the cost of maintenance and liability
 - Removal of this tree was previously passed by Board in previous meeting when DNS was manager and should have been removed then. J&LPM catching up with past board approved tasks/jobs
 - From photo provided by Thelma of J&LPM tree was located close to an irrigation connection box
 - Member can send in an ADCC application/request to plant tree in common area if still interested
- 11013_106 – Who Reported – Member (?):
 - Car parked on grass and not on their driveway – Thelma to confirm and monitor

- 11030_106 - April Chang –
 - Pump # 3 is not working but not on the agenda Leanne DeCoste stated that Paul and Glenn from Juniper were there on Monday.
 - April Chang requested for Thelma to send the lawncare schedule on a monthly basis
- Member (???) reported dog loose without leash in the Estates area – referred her to Estates management company to report incident – Thelma to provide management company information to Member

Leanne asked if there was any further business. None.

Motion made by Rick Ekle to adjourn meeting.

Seconded by Giuseppe Giugno

All in favor, motion passed

Meeting Adjourned at 8:41 PM.