

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

April 12, 2022

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

Owners present: April Chang, Mrs. Giugno and Holly Acosta

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

Motion made by Troy Parker to approve meeting minutes from March meeting.

Motion Seconded by Rick Ekle

All in favor. Motion passed.

Motion made by Giuseppe Giugno to approve Kennedy proposal for lawn and landscaping.

Motion Seconded by Rick Ekle

Leanne and Giuseppe Giugno vote against.

Motion made by Giuseppe Giugno to Approve All County Irrigation

Motion Seconded by Rick Ekle

Larry Smith abstained. Motion passed.

Troy requests that J&L be present when big jobs are being done in the community.

The locks for irrigation pump 1 and 2 are missing.

Thelma to acquire proposals to secure the pump stations/locks and separate pumps 1 & 2.

OLD BUSINESS:

- Dog receptacle maintenance on 110th: Cleaning Depot can do it for \$45.00 per visit
- Cleaning up coconuts on Phase 2: Cleaning Depot can do it for \$275.00 (one time cleanup)
- Attorney form notice letters: Veronica is working on it
- Pump # 5: all is good. Email was sent on 4-11-22
- Pump # 4: all is good
- Proposals: from Ful Circle, Juniper and Kennedy are being looked at. A comparison was made by the board.
- Stripping for parking and curbs proposal_ Thelma to obtain
- Roof Cleaning: Thelma to get additional proposal
- Sidewalk and driveway proposal: it has been signed and office will send letters around April 20th, 2022 to let the community know about it.
- Thelma to get another proposal for lawncare from Lemon Lime

NEW BUSINESS:

- Insurance renewal: status: Thelma advised the payment was made on 3-31-22
- Pump 2: motor repair: waiting for approval

- Pump 1: station security: working on securing this station
- Pump 1: breakers being checked by electrician: Thelma to check with United Community mgmt.

BOARD CONCERNS:

- Troy Parker proposed for J & L to be present when big jobs are being done.
- Thelma to check with the city about removing the strawberry guava tree.
- Thelma to turn over the Golf cart violation on W. Harmony Lakes to the attorney.
- Thelma to check with landscaping about fertilizing the palms – perhaps in the fall.
- Lock on Pump 1 and 2 are missing
- Thelma to get a proposal to better secure pump 1 and to separate Central and phase 2 pump
- Board compared three (3) proposals for Lawn and Landscaping.
- Thelma to get another proposal for lawncare from Lemon Lime

OWNERS CONCERNS

- 11106 Holly Costa tree behind unit:
 1. Leanne DeCoste explained that owners can't plant trees on common area,
 2. The association will have to pay to maintain such trees and all the owners would have to pay for it
 3. J & L is catching up with past issues
- 11013 car parked on grass and not on their driveway
- April Chang states pump # 3 is 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
- Owner talked about dogs running on property without a leash in the single family homes area

Motion made by Rick Ekle to adjourn meeting.

Seconded by Giuseppe Giugno

All in favor, motion passed

Adjourned at 8:41 PM.