

Date: October 16, 2024, 6:30 p.m.

Location: Miranda Home – 23247 Oak Cluster

Attendees: Kim Peterson; Stephanie Miranda; Perry Pierce; Deborah Wormser; Jorge Rizo; Denise Poloniecki

- **The meeting was called to order at 6:40 p.m.**
- **Kim Peterson made a motion to approve the 8/21/24 and 9/24/24 meeting minutes. Deborah seconded the motion.**
- **Committee Updates:**
 - **Fining:**
 - **Procedures need to be defined – postponed until our next meeting.**
 - **ACC:**
 - **Property inspections are on hold due to Hurricane Milton.**
 - **Lot 60 was given approval for sidewalk leading to pool; professional string lights and raising/extending porch.**
 - **Landscape:**
 - **Myrtle got a quote from Apopka Trees to save the large tree that was damaged in the park. The tree can be salvaged. It will remain tilted, but it will be trimmed for aesthetics and fill dirt will be brought in for the roots. Total quote was \$1200 for tree work and \$300 for the fill dirt.**
 - **Kim Peterson made a motion to approve the work and Jorge Rizo seconded the motion. Motion passed.**
 - **Quotes have not been obtained yet for the downed trees in the common areas by the power lines.**
 - **Proposed a community workday to clean up debris from the storm. Concerns voiced by Gary Carter of liability if anyone was hurt. Dates were proposed but no final decision was made.**
 - **Myrtle got a quote from Prestige to clean up the debris - \$5200 for clean up and up to \$2800 for dump fees. Myrtle will get more quotes.**
 - **Fence repair quote is needed.**
 - **Carrie will fix the trees leaning in the entryway.**
 - **Carrie can inspect the HOA sprinklers and do future repairs as well as provide quotes for HOA approval.**
 - **Prestige informed us of an increase for 2025 contract to maintain the common areas. Yearly cost will increase from \$49,791.00 to \$63,264.**
 - **The board requested we get more quotes.**
 - **Water Committee:**
 - **The water tank needs to be repainted – quote for \$4780.**
 - **Jorge requested we get more quotes.**
 - **AC needed for the utility shed – Gabe said an appropriately sized window unit would run around \$200.**
 - **Kim Peterson made a motion to approve up to \$500 for a window unit and installation. Denise seconded the motion.**

- **Finance:**
 - Requested HOA approval to pay fuel bill from Hurricane Milton \$391.02.
 - Denise made a motion to approve, Jorge seconded the motion. Motion passed.
 - Gary Reviewed the proposed 2025 budget and asked all committees to let him know about any special projects, etc. that need to be considered such as landscape, etc.
 - The Board discussed possible increase to monthly dues but no decision was made.
 - Gary will update the budget including reserves and give the changes to the board.
- **New Business:**
 - **Furniture for the utility shed:**
 - Denise will donate 6 folding chairs and Joe Rout will look to purchase a table and anything else needed for the shed.
 - Perry made a motion to approve spending of up to \$100 for furniture; Jorge seconded the motion. Motion passed.
 - **Repaving Roads:**
 - Jorge contacted Lake County. In March our roads were graded as a 5 on a 1 to 10 scale. The roads are put on the list to repave when they are a 4 so we should be close.
 - **Insurance Inspection:**
 - The HOA will reach out to Joe Rout to set up a time to walk the property with Deborah Wormser and Jorge Rizo.
- **Next meeting will be November 11th at 6:30 p.m.**
 - Stephanie will see if the church is available.
- **Perry made a motion to adjourn the meeting. Kim seconded. Meeting adjourned at 9:20 p.m.**