

The Park at Wolf Branch Oaks Homeowners Association

Board of Directors Meeting Minutes for May 22 , 2024

Location Reach Church

Call to Order:

At 6:00 PM May 22, 2024.

By Joseph Routt

Verification of Quorum:

4 of 5 Board Members in attendance.

Joseph Routt, Gary Carter, Perry Pierce, Stephanie Miranda

Proof of Notice

Notice provided in accordance with Florida State Statutes.

Approval of April, 2024 Meeting Minutes:

Gary Carter pointed out the April 2024 meeting minutes Board Member count was incorrect.

Board Member attendance was showing 5 of 7 members. Corrected count was corrected to show 5 out of 6 Members present. Joseph Routt, Denise Poloniecki, Gary Carter, Perry Pierce, Stephanie Miranda

Financial Reports

1. Acting Treasure, Gary Carter advised financial reports are in order.
2. Gary advised the Water Tank project has been completed at a cost of \$18,965.50.
3. The tree replacement project at the entrance to the neighborhood has also been completed.
4. The new shed at the Water Plant has been delivered and Joe is working on getting quotes for the boards review.

Architectural Control Committee (ACC)

1. Myrtle Webb reported that two requests for Roof replacements had been approved.
2. Gab Miranda reported that a number of homeowners mail boxes needed attention. Gab stated he would use Face Book to get that info out to residences.

Landscape Committee

1. Myrtle Webb reported there were lights at the entrance to the neighborhood that were not being used but needed to be kept in that area. The solution would be to purchase 6 in ground boxes at a cost of \$117.00. Perry Pierce made a motion to allow the purchase seconded by Gary Carter. Motion carried by unanimous vote.
2. Myrtle Webb advised that the pressure switch for the pump located in the Park needed to be replaced at the cost of \$582.00. Gary Carter made a motion to approve, Perry Pierce seconded, motion carried by unanimous vote.

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Water Committee

1. Joseph Routt advised the new Water Plant shed has arrived and is place. Joseph Routt advised that the new shed needs more work to get the interior setup before it can be used. The old shed is still in use and will be receiving some sprucing up and painting. Joe estimated total cost to complete the sheds project is \$10,000.
2. The Interior coating service of the Water Tank has been completed. The exterior fittings now have to be cleaned up and painted. Joe is working on getting estimates for the boards review.
3. After discussion reference the Water Committee's recommendation to approve the Tariff increase from RCM Utilities, Stephanie Miranda made a motion to accept the increase. Motion was seconded by Gary Carter. Motion carried by unanimous vote.

Unfinished Business

Perry Pierce made a motion to accept the following Home Owner's, Lou Emma Cromity, Scott Baker and Rachel Smith as volunteers to Fining Committee. Motion was seconded by Gary Carter. Motion carried by unanimous vote.

New Business

1. After discussion the Board of Directors approved Stephanie Miranda as the Board's Face Book point of contact.
2. During the April meeting Joseph Routt made a request shown below.

regarding the current HOA CCRS. Joseph Routt discussed various issues regarding the current CCRS and requested that the board approve funds to solicit the attorney's advice covering current language. Motion for was made by Denise seconded by Perry Pierce for a \$1,000 funding on the attorney's input.

At this meeting (May 23 2004), Joe provided an email thread between himself and the HOA Attorney and requested the board members review the email thread and be prepared to discuss during the June meeting.

Gary Carter made a motion to purchase 6 LED lights to be used at the entrance to the neighborhood at a cost of \$120.00. Perry Pierce seconded the motion. Motion carried by unanimous vote.

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Next Board Meeting

June 26, 2024 at 6:00 PM

Adjournment:

- Motion to adjourn at 8:45 PM by Perry Pierce seconded by Gary Carter.
Motion carried by unanimous