

# The Park at Wolf Branch Oaks Homeowners Association

Board of Directors Meeting Minutes for June 26 , 2024

Location Reach Church

## Call to Order:

At 6:00 PM May 22, 2024.

By Joseph Routt

## Verification of Quorum:

5 of 5 Board Members in attendance.

Joseph Rout, Gary Carter, Perry Pierce, Stephanie Miranda, Denise Poloniecki

## Proof of Notice

### Approval of May, 2024 Meeting Minutes:

Denise Poloniecki motioned to approve the Board of Directors Meeting Minutes from May 22 2024.

Motion seconded by Stephanie Miranda. Board members voted unanimously in favor.

## Financial Reports

1. June's expenses totaled \$11,296 as of 6/17/24. There was still one outstanding bill pending which was from General Utilities which was estimated to be around \$1,152 based on prior monthly expenditures.

The HOA was notified of a price increase from SECO, our electric company. The rate increase looked to primarily be on street light lighting but could also affect other areas like the water plant.

**Gary mentioned that he will continue to watch our billings to see if we can project an impact to the community. He also noted that based on the first 6 months of billing compared to budget we are overall on target for our electrical expenses. He did however note that the monthly street lighting for June was running at about 100% of budget and that the water plant was running at about 114% of budget for the month. Notice provided in accordance with Florida State Statutes.**

## Architectural Control Committee (ACC)

1. Myrtle Webb reported that two requests were approved by the A.C.C. One was a generator Install and the other was a paint and re-seal of a driveway.

## Landscape Committee

1. Myrtle Webb reported three light bulbs were replaced at the entrance at a cost of \$45.00. Plus 6 valve boxes were installed for the excess electrical wiring for the lights at the front entrance at a cost of \$117.00.

## Water Committee

1. Joseph Routt advised the old Water Plant shed repairs have been completed.

2. Work on the interior of the new shed will now begin. Denise Poloniecki made a motion to allocate

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\$6,000 to start the electrical work on the new shed. Perry seconded the motion which carried unanimously. Gary Carter advised the funding would come from the Water Plant Operational Budget.

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

none

#### New Business

1. Joe reported that 8 more residences water meters were scheduled to be updated. Gary Carter made a motion to approve the update Stephanie Miranda seconded the motion which was approved unanimously by the board.

2. Lot 46 Home owner requested a water refund in the amount of \$518.00 due to watering a sod replacement project. Perry Pierce made a motion to approve the request which was seconded by Gary Carter

3. ACC members requested the Board provide a printer to be used for the creating and sending of various types of documents related to the work performed by the ACC. Motion to purchase a printer with a maximum of \$150.00 for the ACC members was made by Denise Poloniecki and seconded by Perry Pierce. Motion carried unanimously.

4. An ACC request for an awning insulation was discussed as to how it relates to how the CCRS are written. Joe Routt has asked the ACC to review the CCRs and advise if any possible needed fine-tuning for clarity regarding this issue is needed.

5. A review of the recent Florida HOA changes as approved by Governor DeSantis was given to the board members for their review.

6. The BOD unanimously approved rolling the CDs over for another 5-months.

#### **Next Board Meeting**

July 23, 2024 at 6:00 PM

#### **Adjournment:**

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

Motion carried unanimously