

**Board of Directors Meeting  
Del Tierra HOA  
January 17, 2022  
UNAPPROVED MINUTES**

**CALL TO ORDER**

The meeting was called to order at 6:01pm

**DETERMINATION OF A QUORUM**

A quorum was confirmed at the start of the meeting with Hector Morales, Chris Yates, and Greg Updegraff were present. Joe Dobson, CAM was also present.

**CONFIRMATION OF PROPER MEETING NOTICE**

Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

**MINUTES**

A motion was made by Greg and seconded by Hector to approve the Board of Director Minutes of November 15, 2022. **Motion passed unanimously.**

**Review board of directors meeting process and rules:** Greg provided details on meeting process and member interaction during the meeting.

**Board member reports:**

- a. Financial: Hector reviewed the tentative financial report for December 2022. Greg motioned to accept the report. Chris seconded.
- b. Hearing Committee: The Hearing Committee met on December 9, 2022. No residents in attendance. There was some confusion between the Hearing Committee members and the manager regarding the fines. After clearing the confusion up, The Hearing Committee was unanimous that the fines from the November board meeting move forward. 2 @ \$200 each and 5 @ \$100 each. All members were unanimous in that decision.
- c. Events Committee: Emma was not in attendance to provide an update.

**OLD BUSINESS:**

**Golf Cart Registration Update –** Golf Cart registration will start on Saturday, January 28, 2023 9am at the Del Tierra Clubhouse.

**Collection Policy –** The Collection Policy was finalized with Mankin Law Group and is ready to be signed. Greg made a motion to move forward with signing. Hector Seconded. **Motion passed Unanimously**

**Irrigation Cepera/Manatee county:** Joe explained the discovery of the illegal tie-ins to Manatee County reclaimed water system and the need to excavate the lines to remedy the situation. Joe presented the board with a \$5000 quote from Cepera to do the excavation. After much discussion from the homeowners, the matter was **Tabled by the board.**

## **NEW BUSINESS:**

**Landscaping Proposals:** Joe presented the board with 3 different quotes for Landscaping companies, Cepra, Juniper and Sunrise. Greg motioned to retain Cepra. Hector seconded. **Motion passed Unanimously**

**Cepra Proposal:** Joe presented the board with a proposal from Cepra for \$9,480.56, to perform a regrade and backfill of the holes in the common areas where the trees were removed due to Hurricane Ian. Greg motioned to accept the proposal. Hector seconded. **Motion Passed Unanimously**

**Red1 Camera System Upgrade Proposal:** Chris presented the board with a quote from Red1 to do a complete Camera Upgrade at the Front Gate and the Clubhouse and add 2 new cameras. This is due to the older nature of the current system. The cost is \$31,252.00. Greg made a motion to accept the proposal. Chris seconded. **Motion Passed Unanimously**

**HOA Janitor/Handyman:** Joe presented the board with the proposal to hire a part time janitor/handyman to assist with janitorial and maintenance issues around the clubhouse common area, including the playground and soccer field. The cost to hire someone part time, would allow the HOA to have work performed that has in the past been completed by several vendors, thereby reducing the cost to the HOA. Greg made a motioned to approve the proposal. Hector seconded. **Motion passed Unanimously.**

**Christmas Decorations:** Homeowner, Lori Ludwig expressed concern with the community Christmas Decorations that were installed by Giella Designs, LLC. The concern was that they were minimal for the amount of money that was spent. Joe contacted several other managers of communities, who said that either their community either didn't have a budget for holiday decorations, or had their own decorations and staff to put them out. Joe suggested to Lori to investigate purchasing the decorations or finding another company within the cost of the 2023 budgeted amount of \$5,000.00

**Email Blasts:** Lori Ludwig requested that along with the posting of events to the Del Tierra HOA website and Facebook, that there also be an email blast sent out by Joe. Chris had found out that the program that is used to post to the website, it can also post to Facebook and send an email blast of the same information. Thereby eliminating the need for the email blast from the manager.

**CCR Violations:** Violations to be considered by Hearing Committee at the next meeting after the Board meeting in which they are approved.

- a. **Security Summary Violations:** There were no parking violations as reported by Joe.
- b. **C&S Inspector Violations:** The inspector report was submitted with 6 fines from the report. Greg motioned to accept the fines. Hector seconded. **Motion passed Unanimously**

c. ARC Violation and modification fines - None

**Architectural Review Committee:** Joe reviewed the list of the submitted ARC applications for this period.

**Lease Application Review:** Joe reviewed the list of submitted Lease applications for this period.

**Announcements:** No Announcements.

Next meeting will be held on Tuesday, March 21, 2023 at 6pm at Bayside Church.

**ADJOURNMENT**

There being no further business, a motion was made by Greg and seconded by Hector to adjourn the meeting. Meeting was adjourned at 7:19 pm.

**The motion passed unanimously.**

Respectfully submitted

Joe Dobson, CAM