

**Board of Directors Meeting
Del Tierra HOA
July 16, 2024
APPROVED MINUTES**

CALL TO ORDER

The meeting was called to order at 6:02 pm

DETERMINATION OF A QUORUM

A quorum was confirmed at the start of the meeting with Chris Yates, Emma Cecil, Robert TenHaaf, Mike Lynch and Dawn Wright. Logan Pizano, 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

Chris Yates motioned to accept the June Minutes. Mike Lynch seconded. **The motion passed unanimously.**

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

Reports:

- a. **Financial:** Robert reviewed the June 2024 Financial report. Chris Yates motioned to accept the report. Mike Lynch seconded. **The motion passed unanimously.**
- b. **Management Report:** Logan gave updates on the Hearing Committee, ARC Committee, Pool, Landscaping, HOA Janitor/Handyman, Leases, Gates, Fountains, and Inspector Violations Summary/Fines. Chris Motioned to approve the Management Report. Mike Lynch seconded. **The motion passed unanimously.**

OLD BUSINESS:

- a. Landscaping – Westcoast Landscape & Lawns/ Sunrise continue to become involved. Board members are active with them. The new sod around the clubhouse is looking well, the rain is helping with growth. A proposal was submitted for Application of Fungicide Blanket to the St. Augustine Turf for \$3,355.00. Robert Motioned to approve the Proposal. Mike Seconded. **The motion passed unanimously.**
- b. Fountains – Multiple Fountains have been reported out due to the past few weeks' worth of bad weather. Aquagenix has submitted three proposals for fixing these fountains. Fountain 1 pump and motor \$4,859.70, Fountain 11 timers for motor, lights, and control panel \$680.05, and Fountain 8 replace breaker \$75.15. Mike Motioned to approve all three

Proposals. Chris Seconded. **The motioned passed unanimously.**

- c. Reclaimed Water – Manatee County will be on property within the next couple weeks to look and report on the reclaimed water.
- d. Legal Updates/ Amendment Updates – The Board has spoken to the attorney and is moving forward with the amendment change on rentals/ leases which will include updates on credit reporting and background checks. Commercial Vehicles are allowed to be parked in driveways but, street parking is still not allowed.
- e. Gate Updates – All Gate issues have been addressed in a timely manner and the call box issues have been addressed.

Speed Bumps- The board and management are reviewing and researching speed bumps and lane dividers by the gate, to prevent vehicles from tailgating through the entrance.

NEW BUSINESS:

- a. MCSO Patrol – MCSO sends the patrol reports monthly. We keep track of the number of warnings and tickets that are submitted during this time.
- b. Community Blood Drive – A resident has recommended the community hosting a blood drive. The resident will gather needed information and forward it to the board and Logan.
- c. Vending Machines (Pool) – A resident has expressed interest in having vending machines placed in the pavilion area. Too many negative factors play into this moving forward.
- d. Additional Lighting by Mailroom – A resident has brought to the board's attention that at night accessing the mailroom is difficult due to low lighting. Due to the community center/ pavilion area closing at 10:00pm, it is hard to add additional lighting to this area. Logan will look into alternative solutions.
- e. Violations – The July List of violations was approved, and violations will be sent out following this meeting.

Resident Comments: The floor was open to owner comments and questions.

ADJOURNMENT

There being no further business, a motion was made by Chris and seconded by Mike to adjourn the meeting. The meeting was adjourned at 7:17 pm.

Respectfully submitted,

Logan Pizano, CAM