

**Board of Directors Meeting
Del Tierra HOA
October 22, 2024
APPROVED MINUTES**

CALL TO ORDER

The meeting was called to order at 6:33 pm

DETERMINATION OF A QUORUM

A quorum was confirmed at the start of the meeting with Chris Yates, Emma Cecil, Robert TenHaaf, Dawn Wright, and Mike Lynch. 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 September Minutes. Dawn Wright 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 September 2024 Financial report. Chris Yates motioned to accept the report. Mike Lynch seconded. **The motion passed unanimously.**
- b. **Management Report:** No management Report was given at this time.

OLD BUSINESS:

- a. Gate Updates – All Gates are to remain open due to Hurricane Damage. The entrance swing gate, Emergency swing gate, and card reader are being quoted for repair. Due to Storm activity in the Gulf, the barrier arms will remain off until November.
- b. Legal Updates/ Amendment Updates – The Board and Management have mailed out the amendment change along with an email consent letter which will allow documents to be emailed out instead of via mail. If you have any questions, please reach out.
- c. Storm Water Inspection – The Storm water inspection will be completed in the beginning of November; all drains have been cleaned out. depending on the outcome, if the drain is not damaged fill the hole with dirt. Mike Motioned to approve the possible repairs Chris Seconded. **The motion passed unanimously.**
- d. Concrete Repair – This has been placed on hold for the near future due to weather conditions and will resume as soon as possible.

- e. Conservation Area Rehabilitation – the Board and management have received quotes on the repairs/ maintenance needed from the Conservation area from Solitude (\$22,571), Sunrise (\$74,431.54) and Sunwest (\$16,600). Mike Motioned to Approved Solitudes quote for \$22,571. Chris seconded. **The motion passed unanimously.**

NEW BUSINESS:

- a. Metal Roofs – The Board has received information on the possibility of allowing metal roofs. After discussion, the Board will allow metal roofs as long as they are Standing Seem, Not 28 Gauge and are either Dark/ Light Brown and Dark/ Light Gray. Mike motioned to allow metal roofs under these conditions. Bob seconded. **The motion passed unanimously.**
- b. ARC Process for Roofs – Due to the Amount of storm damage to roofs, the Board will be issuing a new ARC form with additional options for roofing, this may allow for expedited approval. This form will be emailed out following the Board meeting.
- c. 2025 Budget Proposal - Robert has discussed the draft 2025 budget with a \$10 increase in dues. Upon discussion, Chris motioned to mail out Roberts proposed 2025 Budget following the meeting. Dawn seconded. **The motion passed unanimously.**
- d. Violations – No violation updates at this time.

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 Dawn to adjourn the meeting. The meeting was adjourned at 8:02 pm.

Respectfully submitted,

Logan Pizano, CAM