

**Board of Directors Meeting
Del Tierra HOA
September 17, 2024
APPROVED MINUTES**

CALL TO ORDER

The meeting was called to order at 6:01 pm

DETERMINATION OF A QUORUM

A quorum was confirmed at the start of the meeting with Chris Yates, Emma Cecil, Robert TenHaaf, 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 August 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 August 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. Sunrise will be completing the palm tree trimming in the coming days. The Board has spoken with Sunrise on the trimming around the ponds and they will be focusing more on this.
- b. Fountains – Mike and Logan have met with Aquagenix to discuss what can be done about the constant issues, Aquagenix has stated that they will be getting more involved and pay closer attention along with focusing on the amount of time it takes to complete these repairs. Aquagenix is also looking into giving a possible credit or refund due to repairs made on the incorrect fountain.
- c. 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. The Board would like to mail out the amendment change following this meeting along with an email consent letter which will allow documents to be emailed out instead of via mail.

- d. Storm Water Inspection – it has come to our attention that there may be a drain that has erosion issues which is causing a pothole. The Board would like to get this inspected, and 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.**
- e. Concrete Repair – This has been placed on hold for the near future due to weather conditions.
- f. Conservation Area Rehabilitation – the Board and management have started looking into receiving quotes to begin working on the repairs/ maintenance needed from Solitude, Sunrise and Sunwest.

g. Gate Updates – All Gate issues have been addressed in a timely manner. Speed Bumps- DMI has received approval to move forward with the speed bump which will be 50ft long and 6in high to prevent vehicles knocking the barrier arms off. This work will begin in the coming days.

NEW BUSINESS:

- a. Playground Drains – The Board would like to look into the Playground drains and possibly get a plumber out here to look if we are unable to determine the issue.
- b. Agenda Notice – Starting January 1st, 2025, we will be required to post the meeting Agenda 14 days in advance of the meeting. this will require Board Documents to be sent out three weeks in advance.
- c. Violations – The September 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 7:02 pm.

Respectfully submitted,

Logan Pizano, CAM