

**Board of Directors Meeting  
Del Tierra HOA  
January 21, 2025 Approved  
MINUTES**

**CALL TO ORDER**

The meeting was called to order at 6:03 pm

**DETERMINATION OF A QUORUM**

A quorum was confirmed at the start of the meeting with Chris Yates, Robert TenHaaf, Dawn Wright, and Mike Lynch. Logan Pizano, CAM was not 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 November and December 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 November and December 2024 Financial report. Chris Yates motioned to accept the report. Dawn Wright seconded. **The motion passed unanimously.**
- b. **Management Report:** No management Report was given at this time Due to items on the agenda.

**OLD BUSINESS:**

- a. Landscape Update – Mike discussed Sunrise coming back out for palm tree trimming follow up, conservation revisit and checking the sprinklers that don't seem to be working. Also checking on damaged fence during cleanup
- b. Lighting – Mike brought up that there are some inconsistency's with how Synergy is charging Del Tierra for work and provided a list of question to be provided to Synergy to respond too.
- c. Legal Updates – Amendment update has now died due to lack of interest by residents

- d. Concrete Repair – All Repairs are done with the exception of the drain on Las Olas
- e. Conservation Rehabilitation –Completed and working on getting the grass fixed
- f. Pond Erosion – New quote was provided in the amount of \$7000 for the repair as the original quote was part of doing the creek embankment. Mike made a motion to approve the addition \$1000 and Chris Seconded. **The motion passed unanimously.**
- g. Gate Update – Chair had fallen off the swing gate on the first day of operation by Mike and Chris were able to repair and everything is back to working as expected.

#### **NEW BUSINESS:**

- a. ARC Committee (Open Spot) – Need to see if ARC knows anyone that wants to be on the committee or send an email to the community
- b. Pond Maintenance – Mike made a motion to not pay the December invoice from Aquagenix for failure to complete service and Dawn Seconded **The motion passed unanimously.**
- c. Gym Equipment – Motion made by Chris to repair gym equipment in the amount of \$1491.74. Dawn Seconded. **The motion passed unanimously.**
- d. Meeting Minutes Website Location – Mike suggested that just board meeting minutes be added back to the Del Tierra website so there is easy access for residents and that this does not replace the location of record being C&S Website. The link on the C&S website for Del Tierra should be moved to the C&S Web Portal not the Del Tierra Website
- e. Light Posts – Quotes were provided by both JB Electic and Synergy and motion was made by Chris to approve a \$9000 repair and seconded by Dawn. **This motion passed unanimously** The request was also to ask JB Electric to match Synergy's pricing of \$8527.38
- f. Motorized Vehicles – Resident wanted to know what we could do as a board to prevent the unauthorized vehicles.
- g. Handrail by mailroom – There is a handicap ramp provided for ADA access and a handrail is not required.
- h. Reserve Study – Conversation on getting a quote from Stabler to redo the reserve study to make sure we are on track.
- i. 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 7:15 pm.

Respectfully submitted,

Chris Yates, President