

The Woodlands Villas at Rivendell Association, Inc.

Minutes of the November 13, 2023 meeting

1. The meeting was called to order at 7:17.
2. All three board members were present. No Real Manage representative attended. Five other owners representing three properties were in attendance.
3. The meeting was posted, and multiple emails were sent to everyone.
4. The minutes of the October 23, 2023, board meeting were emailed to everyone. John Barron moved to accept the minutes. Alex Elshimy seconded the motion. The minutes were accepted without change.
5. The first topic was the **migration to Casey Management**. Ron Grinnell is forwarding the documents to Bridget Spence at Casey. We will send out updated information the first week of December. Ten of the 46 owners have an ACH scheduled for Jan 3. These should be canceled. Alex Elshimy asked about whether the new coupon books could be color coded so we could tell them apart from payments for the Rivendell Community Association.
6. The second topic was **Sod Replacements**. John Baron reached out to four companies and got three proposals. One company ghosted him after measuring. TruScapes and Planet Picaso came in higher than Dieter. The price of Dieter came in at \$1.05 a square foot. Owners inquired about soil testing and putting down topsoil with new sod. TruScapes suggested waiting to sod until April 1 to give them time for them to treat and fertilize the lawns. Now that the chinch bugs are no longer active many of the properties are filling in. Ron Grinnell suggested that the board send a certified letter to everyone receiving new sod requiring they water every day for 30 days and every other day for the next 30 days. Owners not agreeing to do this would not receive new sod. TruScapes would check to see that the irrigation systems were working properly and that they were set for once a day for 30 days and then come back to switch to every other day for the next 30 days
7. The third topic was **viburnum hedges**. All viburnum hedges are susceptible to fungus. The hot weather and lack of water stresses them which allows the fungus to attack the plants. We have two hedges that are in very bad shape and will need to be cut back and partially replaced. We also brought up that two of our Canary Date palms have Ganoderma and must be removed.
8. The fourth topic was the **2024 budget**. The proposed budget that was previously emailed to you was adopted. John Baron made the motion and Ron Grinnell seconded it. It passed unanimously. None of the owners present had negative comments. Last year, the budget and special assessment total was \$119,651. This year it is 3% higher at \$122,982. This turns out to be \$668 a quarter. The savings that we got by changing landscaping companies and management companies allowed us to raise the sod replacement budget from \$10,500 to \$17,000 and the tree and shrub replacement line from \$0 to \$15,000. The increase also covers a new \$5000 line for contingent expenses. Two years ago, cleanup from Hurricane Ian cost us \$4,900 and this year cleanup from Hurricane Idalia cost us \$1,190. Tree removal, tree trimming, dump fees, and plant replacements were on top of that. The board feels that this is a reasonable budget that will allow us to get back to having one month's expenses on hand in the rollover to 2025.
9. **Special Assessment**. No special assessment was considered necessary at this time provided that we split the sod replacement in two with one-half of the sod replaced on April 1 and the second

half replaced on October 1. Depending on how things go, we may be able to do the sod replacements at earlier dates.

10. Other matters. The **annual membership meeting** will be in February of next year. We are working with Casey Management to see if they can accommodate the evening of February 12, 19, or 26. Casey Management will be mailing that information. One position on the board is up for re-election.
11. There was also an informal discussion about whether to put forth a change in HOA documents to make it the responsibility of the individual owners to pay for sod, plant, and tree replacements beginning in 2025. Based on the 2024 budget, such a change would decrease quarterly assessments by approximately \$173 (\$32,000/46/4). If change were applied only to the cost of sod replacement, quarterly assessments would be reduced by \$92 (\$17,000/46/4). Any such change would require the approval of 2/3 of the owners. The board members had mixed feelings about whether to put forth this proposal. There was concern whether such a change might negatively impact the overall appearance of the community based on a concern that some owners might not be as diligent in making needed replacements.
12. Adjournment. Ron Grinnell made the motion to adjourn at 9:03. The motion was seconded by Alex Elshimy.

These minutes were submitted by Ron Grinnell due to the absence of our CAM.