

# WOODLANDS VILLAS AT RIVENDELL ASSOCIATION INC.

A Corporation Not-for-Profit

## MINUTES OF THE BOARD OF DIRECTORS MEETING

**April 20, 2023**

*THE BOARD OF DIRECTORS MEETING* was held at Lighthouse Property Management, 16 Church Street, Osprey, FL 34229.

The meeting was called to order at 8:30 A.M.

Board members John Barron, Ron Grinnell and Alex Elshimy were present.

Tricia Goldstein represented Lighthouse Property Management.

Notice of the Meeting was posted on the property prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

John Barron made a motion to approve the meeting minutes from the Organizational Meeting on February 22, 2023. Ron Grinnell seconded the motion with spelling corrections. All in favor, motion passed.

### NEW BUSINESS

2022 Financials – The Board is late getting out the 2022 financial statements to owners. There was a \$4,000 reduction from Brighview for failure to provide contracted services that was not reflected in the financials. John Barron drafted an explanation of the negative variances in 2022. The association incurred a net loss of \$11,000 in 2022 due to Hurricane costs. Started out 2023 with a negative balance. Financials statement are being mailed out to owners by April 21, 2023.

2023 Financials - The 2023 monthly financial statements are still not being received on time from Lighthouse.

Tree replacement at 713 Crane Prairie – A new tree will be planted in the grass, not in the same place it was taken out of.

Sod replacement process and timing – waiting to see if anything comes back after the rainy season from the previously planted sod before the Board can determine what is needed. There was a long discussion about the reason for so much sod replacement. A lot to do with irrigation issues.

Mulch quote – John Barron made a motion to approve the quote received from Truscapes in the amount of \$8,915.00. Alex Elshimy seconded the motion. All in favor, motion passed.

Period inspection of the neighborhood by Board members – need to make a schedule to inspect the neighborhood as only one at time can do it. If two or more it would constitute a Board Meeting and would have to be posted for the Association owners.

Status on Special Assessment – Special Assessment was approved and submitted to accounting for collection from owners. Letters went out to owners with the Special Assessment amount and breakdown of costs. The Special Assessment was not enough to bring the association back on track and second special assessment may be necessary.

Review 2023 Budget – Need to set up a reserve account for future unexpected costs (i.e., Hurricane damage). It used to be in the budget and once it was used up it was never put in place again. The previous Boards had set up a 4-year plan to collect \$5,000 per year for that reserve fund for emergencies. Need to develop a plan and include in budget costs to collect \$10,000 for reserve fund.

Past due accounts – There is \$4,372 owed to the association by past due owners. 1 being from a violation. This property will need to have a lien placed on it for the violation amount to collect.

Survey results – received a good response from the survey sent to owners.

There being no further business to come before the Board, upon a motion made and seconded, the meeting adjourned at 10:17 AM.

Presented by:

Tricia Goldstein, CMCA

RealManage - Sarasota

Respectfully Submitted: August 25, 2023