

February 25, 2021 Minutes of Board of Directors Meeting

Minutes of the Board of Directors Meeting

The Board of Directors Meeting for the La Collina Homeowner’s Association was held on Thursday, February 25, 2021 via Zoom.

I. CALL TO ORDER/ROLL CALL

Mr. Reese called the Board of Directors Meeting of the La Collina Homeowner’s Association to order on February 25, 2021 at 12:04 p.m.

Board Members Present and Constituting a Quorum:

Jeff Reese, President

John Bechtold, Treasurer

Chris Watson, Vice President

Absent

Gregory White, Secretary

Ramon Grullon, Member at Large

Staff Members Present:

Monica D’Ambrosio, Property Manager, Meritus

9 residents

Meeting Minutes

Board had corrections to the minutes and tabled the approval until after the corrections could be made and presented at the next board meeting.

MOTION TO:	Table approval until corrections are made
MADE BY:	Mr. Bechtold
SECONDED BY:	Mr. Watson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0– Passed.

Annual Meeting Date: Boar discussed meeting date for the annual meeting. Bylaws require the meeting take place in the first quarter and resolution requires fifty (50) days’ notice to the membership. Association’s attorney has suggested the Board pass a resolution for this year reducing the days required for notice to 15 and hold the meeting in the third quarter. The

resolution would be effective for one year with the Board President's signature. Meeting tentatively scheduled for March 29th at 6PM.

Mr. White's seat is up and he does not intend to run.

MOTION TO:	To pass resolution to reduce notice to 15 days for 2021 Annual Meeting
MADE BY:	Mr. Reese
SECONDED BY:	Mr. Bechtold
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0- Passed.

Committee Updates:

Architectural Committee: Mr. Bechtold stated the committee receives approximately 2-3 applications for review a week. Applications are passed on to each committee member via email. Mr. Bechtold spoke with Ms. D'Ambrosio about using Smart Webs to track, review and approve applications. Program should be instituted within the next month. Mr. Bechtold will reach out to three additional interested members to join the committee in the next week and then schedule training on Smart Webs. Applications will continue to be mailed to the management office for upload to the system. Committee members will be notified via email when an application has been uploaded.

Compliance Committee: Mr. White stated there had been a need for a compliance meeting yet. Ms. D'Ambrosio stated communicates with the Compliance Committee Chair monthly to let her know if a meeting will be required. Residents have been responsive to the letters and are curing violations within the allotted time.

Mr. Grullon asked about the street trees that have been cut back or removed are being addressed. Ms. D'Ambrosio stated all new tree violations have been noted and letters sent. Ms. D'Ambrosio also stated there are a few street trees that were approved to be replaced. Mr. Reese reiterated the only homeowner's that should not be moved forward on are those highlighted in the master tree plan. All others should go before the Compliance Committee if the violation is not resolved.

Landscape Committee: No updated provided; Mr. Watson was not in attendance.

Old Business:

WestBay and Punch List – Mr. Reese provide there has been no movement or update from WestBay regarding the tree replacement. WestBay is disputing the size of the trees recommend to be installed by ASI who performed an audit of the trees. WestBay is willing to provide a several potted magnolias and maples in the size they would like to use for replacement to allow the community to view size.

Mr. Nunn of WestBay has requested to attend the next Board meeting to address the residents regarding the tree replacement project. Mr. Reese stated Mr. Nunn's position was the tree replacement was not a good idea and that he would be looking for a majority vote from the membership before moving forward. The matter is being handles by the Association's attorney. In addition, Mr. Nunn stated he could go to the county and have the approved tree plan amended to reflect the current status and or have the county approve the size he is proposing. Mr. Reese has spoken with the Association's attorney a possible agreement where the trees would remain as is and WestBay would provide a cash settlement that would then be used for the community and an extended warranty for the sidewalks. Mr. Ramon expressed a concern the County may have issue later on regarding the canopy coverage that is required if smaller trees were to be installed.

Mr. Reese informed the Board WestBay was not of the opinion the irrigation system needed to be replaced. The irrigation audit was budgeted for this year and if it is reported shows the system was designed incorrectly, then the Board would have a valid claim to insist WestBay take responsibility.

Mr. Reese stated Mr. Nunn would be invited to the next Board meeting and it would be the only item on the agenda.

New Business:

Budget: A number of residents were concerned about the budget. Mr. Reese stated the Board spent a lot of time reviewing, discussing items requested by the community and the impact those items would have on the budget. The Board thoroughly discussed the budget and the increase that would need to happen to meet the community standards and operations for 2021. Assessments had not been increased the prior year. A lot of the big changes for 2021 are a direct reflection of what members have requested over the prior years. These include the security cameras, upgrade call boxed to cellular, pressure washing, and irrigation audit.

Cameras: Cameras will be installed at the gates to help manage the cost of repairs due to vehicle damage. The company chosen is the same company chosen by the CDD. The community will be able to share some of the line costs with the CDD.

Mr. Grullon stated he would work with Ms. D'Ambrosio to provide a 2-year projection of costs associated with the cameras. Cameras will be monitored by the board members.

Cellular Upgrades: The upgrade of cellular at two gates will reduce the current expense of the phone line for each gate. Mr. Bechtold stated the upgrade should cover the cost of the installation over the next 12 months

Line items for the installation of camera, cellular will not be on the 2022 budget but there might be additional line items for maintenance or other recurring cost.

Pressure Washing: Mr. Reese stated the common area sidewalks have not been pressured washed in sometime. Board is reviewing the proposal provided and will choose the best proposal that meets the community's needs.

Street Stains: Mr. Bechtold provided background on the situation. Doug has been leading the charge on behalf of the community to have the County and or the waste management company be responsible for cleaning the streets due to the truck leaking oil or other substance. Doug has been in contact with waste management and has been proactive getting waste management to come out and clean. Mr. Bechtold requested Ms. D'Ambrosio work with Doug to resolve the issue. Doug provided two case numbers SWC002822 and SWC0031099 – contact person is AJ Toke at Hillsborough County 609-234-7474/813-621-3053.

Irrigation Audit Proposal: There have been concerns the irrigation system was not built to properly service the community as designed. The Board feels it is necessary to perform an audit of the system to determine. The Board has reviewed two proposals and chosen Nichols Landscape Architect.

Delinquent Account Process/Plan: Mr. Bechtold provided update to the Board. Revenue is collected though the assessment billed to cover operating expense but there are residents that do not pay and become delinquent. Management is responsible for tracking and sending past due notices. The community has significant arrears and are working with the attorney to address the outstanding debit. The board will be moving forward with the attorney on the higher-level collections to bring the revenue back into the community. Funds will be used for operating expenses for 2021 and hopefully, there will be an enough to hold assessments steady.

Committees: Mr. Grullon stated a member of the community was interested in helping organize a community garage sale. Mr. Grullon suggested a committee be established to handle community events. The committee would be responsible for organizing the events and providing the information to the community. Mr. Grullon will work with Ms. D'Ambrosio to help get a committee together. Mr. Reese stated the Board would need to establish the committee and appoint its members. Mr. Reese suggested to have the information available for next meeting.

Website: Mr. Grullon provided an update with a February 1st release date. Website would house the governing documents, rules and regulations, community information, contact forum and other related community information for members to access. Mr. Grullon is working with the web designer and the Ms. D'Ambrosio to finish up the project.

Members Comments:

Member asked why the villa irrigation budget line item was high. Is the monthly irrigation for the villas. In addition, mulch was added to the 2021 budget.

Board will review the ASI contract and see if there is an opportunity negotiate a lower rate.

Member wanted to know why the Board did not respond on Facebook. Board discussed early on and with the nature of Facebook the Board is not available to monitor it on a regularly and that is really a forum for the members of the community to talk about concerns with each other and empower residents to then reach out to Management to bring up concerns. Members are also encouraged to attend the board meetings to bring up their concerns.

Resident asked about towing. Mr. Reese stated the Boars is required to ensure the community follows the governing documents. Governing documents can be modified, but the Board does not have the authority to do so on their own, it would require the membership to come together and vote to change it. Members would request a specific item to be modified to the Board. It would then be put on the agenda for a member's meeting. At the members' meeting a majority vote of 50% of the homesite would be required, via proxy or other, to pass. For La Collina, it would require 147 votes to pass.

Towing of vendor/contractor vehicles. Vendor/contractor vehicles are not to be towed but the vehicle must have the vendor/contractor information labeled on the vehicle.

The governing documents allow the Board to increase assessments in order to maintain the community for both the regularly maintained homes and the landscape maintenance free homes.

Mr. Reese spoke to the 2019 retro landscape maintenance special assessment. WestBay was funding the deficient which is why it was not noticed at the time. It could not be attributed to necessarily to WestBay/Lennar or Meritus. WestBay had been funding the deficient for all the prior years. The HOA does not have the funds to cover the deficient and a special assessment was needed to core the expenses for the 2019 landscape maintenance free homes.

Mr. Bechtold stated the maintenance free homes and two components for assessments. They are assessed for the common areas as well as the items specific to the maintenance free homes.

Recent robberies and the low fences at the clubhouse. Mr. Reese stated that La Collina is not a closed community or secured community. Governing documents do not state the community is secured. The Board understands there are safety concerns for the communities. The Board has discussed what options are available to them with the attorney. If there is a desire from the members to have a roving security guard, the Board would be happy to discuss, with the understanding there is an associated cost.

ADJOURNMENT

MOTION TO:	Adjourn the meeting at 8:26 p.m.
MADE BY:	Mr. Bechtold
SECONDED BY:	Mr. Grullon

DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0– Passed.