

Minutes of the Board of Directors Meeting

March 29, 2021 Meeting Minutes of the Board of Directors

The Board of Directors Meeting for the La Collina Homeowner’s Association was held on Monday, March 29, 2021 via Zoom.

I. CALL TO ORDER/ROLL CALL

Mr. Reese called the Annual Meeting of the La Collina Homeowner’s Association to order on March 29, 2021 at 6:14 p.m.

Board Members Present and Constituting a Quorum:

Jeff Reese, President

John Bechtold, Treasurer

Olivia Dombrowski, Member at Large

Absent

Ramon Grullon, Member at Large

Staff Members Present:

Nathan Frazier, Attorney for the Association

Monica D’Ambrosio, Property Manager, Meritus

13 residents in attendance.

MEETING MINUTES

MOTION TO:	Approve January and February Meeting Minute
MADE BY:	Mr. Reese
SECONDED BY:	Mr. Bechtold
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0– Passed.

FINANCIALS:

Mr. Bechtold went over the financials for the community. There was no further discussion by the Board.

DELINQUENCIES:

Mr. Frazier provided a summary of the current status of the delinquencies for the community. At the start of the year, forty-two (42) courtesy letters were sent. Of the forty-two (42), thirty-one (31) homeowners have paid for a total of \$28,000 collected in two months. There are nine (9) accounts still outstanding and seven (7) new accounts have been sent to collection. As of the end of the month, there is \$20,000 dollars still outstanding.

APPOINTMENT OF OPEN SEAT AND TITLES:

Mr. Reese stepped down from the position of President and assumed the title and responsibilities of the Vice President. Mr. Bechtold stepped down from the position of Treasurer and assumed the position of President. The Board discussed holding off the appointment of the other positions until the April meeting to allow Ms. Dombrowski the opportunity to be brought up to speed and Mr. Grullon the opportunity to participate in the assignment of the other positions.

LANDSCAPE:

Board is concerned with the level of service it is receiving from the current landscape contractor and have reached out for bids. Mr. Bechtold stated they had met with ASI to discuss the community needs and expectations and see if ASI would be a good fit. Part of the discussion including negotiating with ASI to meet the current price and scope provided by the current landscape provider, while increasing the level of service. ASI has agreed to provide services at the current cost to the community with a one-year contract, with an automatic renew at the end of the term and a thirty (30) day termination. ASI would be responsible the landscape maintenance and irrigation for the community. The audit done by Nichols has been forwarded to ASI for review. Management to work with Carson's to make sure information is transferred to ASI. Board requested management to send termination letter to Carson's Lawn Care and notify ASI they have be awarded the contract.

Board approved to have ASI to replace the two dead queen palms.

MOTION TO:	Approve to terminated Carson's Lawn Care service and award the contract to ASI to provide landscape and irrigation services
MADE BY:	Mr. Reese
SECONDED BY:	Mr. Bechtold
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0- Passed.

GATE REPAIRS & CAMERAS:

Board requested additional information form IT Complete in regards to their proposal to replace the gate operators, hinges and loop detectors at the main gate. Board requested an additional meeting with IT Complete to discuss the location of the cameras and ensure the gates are covered. Management to schedule. Board will continue discussion at the next Board meeting.

PRESSURE WASHING:

Board is waiting for additional proposal. Management to follow up with contractor and provide information to the Board.

APRIL BOARD OF DIRECTOR’S MEETING:

Willy Nunn of WestBay to attend the April Board of Directors meeting to discuss his proposed plan for the replacement of the incorrectly planted street trees. The Board is not in agreement with the proposed plan but as agreed to allow Mr. Nunn to address the membership. April board of director’s meeting is scheduled for Monday, April 19th at 6pm.

BROKEN PERIMETER PVC FENCE:

Mr. Bechtold has reinserted the slats on the fence but it still needs a cap. Management to confirm who owns the fence; the HOA or the commercial business on the other side of the fence.

HIT AND RUN TREE:

Board requested confirmation the tree that was hit by the driver required replacement with Carson’s Lawn Care.

ADJOURNMENT

MOTION TO:	Adjourn the meeting at 7:13 p.m.
MADE BY:	Mr. Reese
SECONDED BY:	Mr. Bechtold
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0– Passed.