

***Minutes of the Board of Directors Meeting***

**April 19, 2021 Meeting Minutes of the Board of Directors**

The Board of Directors Meeting for the La Collina Homeowner’s Association was held on Monday, April 19, 2021 via Zoom.

**CALL TO ORDER/ROLL CALL**

Mr. Bechtold called the Board Meeting of the La Collina Homeowner’s Association to order on April 19, 2021 at 6:03 p.m.

Board Members Present and Constituting a Quorum:

John Bechtold, President

Jeff Reese, Vice President

Olivia Dombrowski, Secretary/Treasurer

Staff Members Present:

Nathan Frazier, Attorney for the Association

Monica D’Ambrosio, Property Manager, Meritus

7 residents in attendance.

Mr. Bechtold noticed Mr. Grullon had resigned from the Board of Directors as of April 8, 2021.

**PROOF OF NOTICE**

Ms. D’Ambrosio provided proof notice was emailed out to the membership and Mr. Bechtold confirm the notice had been placed in the community bulletin board.

**MEETING MINUTES**

Correction to minutes: add Olivia Dombrowski as present.

<b>MOTION TO:</b>	Approve March Meeting Minute with change
<b>MADE BY:</b>	Mr. Reese
<b>SECONDED BY:</b>	Ms. Dombrowski
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 3/0– Passed.

**APPOINTMENT OF REMAINING SEAT AND TITLES:**

Mr. Bechtold stated the Board had received one (1) resume for the open seat. With the addition of Mr. Grullon's resignation from the Board. The Board had decided to remain with three (3) members at this time. Board offered the applicant a position of Officer of Special Projects and work with Board and Committees. Mr. Bechtold will work with Ms. D'Ambrosio to confirm the details of the position and set up a time to go over with the applicant.

Ms. Dombrowski has the position of Secretary/Treasurer.

**FINANCIALS:**

Mr. Frazier provided an update on delinquencies. 80% of the delinquencies in February have been collected. Current past dues assessments are approximately \$18k.

Ms. D'Ambrosio went over the financials for the community. There was no further discussion by the Board.

**COMMUNITY GATES:**

Mr. Bechtold meet with Florida Gate Masters to review the gate issues at each gate. Gate Masters to provide a quote and does not think the community will need to spend \$15k for new gate operators but there are some parts that will need to be replaced. The Board is looking at other repair options that may get the community through and allow time to review what is needed in the future.

**GATE CAMERAS:**

Board has requested IT Complete provide additional options to complete desired outcome in phases. The Board's priority is the camera placement to ensure gate damaged is captured. The Board has reached out to the CDD to see if the CDD would be willing to allow the HOA to use power at the pool house for the camera. The CDD is willing to hear the HOA's proposal.

**WESTBAY/MR. WILLY NUNN:**

Mr. Willy Nunn addressed the Board and the members at the meeting regarding the 164 incorrectly planted trees discovered through research of County documents. Mr. Bechtold provided a summary of the situation and stated homeowners had been surveyed in the past as to the resolution they would like to see and a majority of the homeowners were in favor of having the incorrectly planted trees replaced per the County approved street tree plan.

WestBay can replace the trees at the original install size. Homeowners may not be happy with a smaller tree and WestBay would no longer be responsible once the replacement has been completed. WestBay can also change the street tree plan to reflect the current conditions with the County. The trees currently planted can be pruned in a manner to prevent sidewalk damage. WestBay. Mr. Nunn offered his assistances to homeowners that received a letter from the County stating they had an incorrect street tree planted.

**FUTURE BOARD MEETING DATES:**

Tuesday, May 18th

Monday, June 21st

Monday, July 26th

Thursday, August 26th

**ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 7:37 p.m.
MADE BY:	Mr. Reese
SECONDED BY:	Ms. Dombrowski
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0– Passed.