

-AGENDA-
HIGHLANDS HD-1 HOMEOWNERS BOARD MEETING
July 18, 2024
5:00pm. to 6:30pm

- Verify Quorum - 30% of members - 18
- Board Member Introduction
- Motion to approve 12/16/2023 Board Meeting Minutes
- Old Business
- Treasurer's Report – John McFadden
- Landscape Report – Danielle Stivers
- Update on Back Flow and Roof Cleaning – Michael Junga
- New Business
- Update on HOA Insurance Coverage
- New Community Attorney Chosen 2024
- Highlands 1 Officer Education Classes Offered

Open Discussions: (All Home Owners)

- Meeting Adjourned

HIGHLANDS HD-1 HOMEOWNERS BOARD MEETING Minutes from Board Meeting on July 18, 2024

President Danielle Stivers called the meeting to order at 5:05pm and verified that required Board quorum was present through proxy or in attendance.

Board members in attendance were:

Danielle Stivers – President
Michael Junga – Vice President
John McFadden – Treasurer

A motion was made and seconded that we approve the Board Meeting Minutes from 12/16/2023. It was voted in the affirmative unambiguously.

Treasurers Report – John McFadden

John reviewed budget and remaining expenses for the balance of 2024. There were no concerns. There are sufficient funds to cover operating expenses. See attached mid-year report.

Landscaping Report – Danielle Stivers

Well, Bloomings was our Landscape Company from 1-1-24 to 5-5-24. It was a terrible 5 month period for the Residents. As all of you know Bloomings did hardly any shrub trimming and tall hedge trimming. They sprayed chemicals at homes that were on the OPT OUT List. We heard our resident's requests to cancel the Bloomings contract. Alex Lawn Care took over on that day. Homes that should not be sprayed weren't sprayed. No major mishaps with the crew. Some small situations in the first few weeks. That is all. Alex Lawn Care is trimming the tall hedge that runs between HD-2 & HD-1 every month. The one large change to the contract for Alex Lawn care is that the tall hedge has been added to the Alex Lawn Care Contract. This ensures that trimming the hedge is not over looked each month. If it is not trimmed, HD-1 should get a credit from Alex Lawn Care.

Chemical Application

Alex Lawn Care leaves the Chemical Application to Gardenmasters, who specialize in chemical application. Treatment for Mole Crickets & Chinch Bugs is twice a year and part of the agreement with Gardenmasters through Alex Lawn Care.

Mulch (December Application)

Alex Lawn Care Will be giving HD-1 a Mulch Proposal in August of 2024.

Irrigation Inspections & Repairs

All the Inspections & Repairs have been completed every month. Since I have been on Landscaping for 3 years, I have never had a Landscaping Company Inspection Thoroughly and Repairs Completed every month. I am pleased and I know the residents are. All in All, the residents I speak with are very pleased with Alex Lawn Care.

The contract with Alex's Landscaping will expire on 12/31/2024.

Alex's Landscape contract pricing:

\$74,000 per year. Paid monthly at \$6,166.66

Mulch estimate of \$18,860 including material and labor for 2,655 bags.

Backflow/Roof Cleaning/Painting Report - Michael Junga

Backflow Inspections:

- 5 units failed this year
- 1 dispute which was retested by Richard's Plumbing Technician in the presence of Town, homeowner and myself. Retest failed but technician was able to take unit apart and repair onsite to pass unit.
- Plumber's job: test units and send report to Town. Flush lines and do minor fix to pass unit.
- Several leaks detected from units not sealing properly after inspection. Plumber revisited neighborhood to fix leaks with torch to expand seals.
- Per Plumber and Town Official, the age of units are over 20+ years approaching life expectancy. We will most likely begin seeing more repairs in time. Replacement parts may be unavailable.
- Town is rolling out new Regulations. Michael will research and send notification to HOA as new backflow requirements unfold.
- Goal is to continue with Richard's Plumbing until we feel their service or value suffers. Several Plumbers quoted during bid process and this was best value.

Roof Powerwash/Mold Spray Service:

- Very positive overall feedback on service provided by SunCoast Curb Appeal
- Flexibility to use \$175 allowance for Pool Cage, Driveway, Sidewalk, Gutter- served us well because several new roofs installed over last few years
- Roofers interviewed suggest not applying mold spray to tile within first few years of new roof installation, I suggest each homeowner contacting their roofer for guidance too.
- 1 complaint from homeowner that missed email notification on roof spray service, but thankfully was home and able to connect with contractor before they sprayed entire roof.
 - o Discussion on how to best communicate with those missing emails. Perhaps send email with return receipt or a having an alternate email listed as backup contact
- Contractor missed a few items but I was impressed on their follow-up to fix outstanding items in timely manner.
- Compared to other vendors quoted and interviewed, my suggestion is to continue service with SunCoast Curb Appeal in the future

House Painting:

- 10 year cycle. Last painting done in 2020. Not needed again until 2030.

- Suggestion to re-evaluate integrity of house paint on homes in 2027 and get bids to see if we need to increase assessment amount collected for reserves in years 2028 – 2030
- Suggestion to convert individual homeowner palettes/paint color selections into a digital file so it's accessible for those needing info for touch-ups, etc. This can be listed on HD1 website

Insurance:

There are currently two policies in place for Highlands Rosedale as follows:

(1) Directors and Officers Liability

Great American

Policy # EPP2597693

Effective 9/1/2024 to 9/1/2025

Provides coverage to defend board members and/or volunteers from claims made against them while acting within the scope of their duties for the association

\$1M policy limit

\$799 premium for 9/1/24 to 9/1/25

(2) Bond

Philadelphia Indemnity

Policy # PCAC021486-0124

Effective 6/14/2024 to 6/14/2025

Provides coverage from employee theft as required by Florida Statute, the limit must be the maximum amount of funds at any given time, including all financial accounts, reserve funds, etc.

\$500,000 policy limit with \$250 deductible

\$598.93 premium for 6/14/24 to 6/14/25

New HD-1 Attorney – Robert Todd.

Robert also serves as legal counsel for several other Rosedale HOAs, including Master HOA.

Officer Education Classes

CE Classes now required for HOA Board Members before 12/31/2024 under new FL HOA regulations announced 7/1. More info to follow as laws are were just implemented a 2 weeks ago.

Open Discussions: (Homeowners)

There wasn't much discussion because of technical glitch on Zoom. Fred Booth mentioned that he was disappointed there weren't more residents in attendance and appreciated the work, time and energy commitments of our HD-1 Board.

Meeting adjourned at 6:30pm