

BOARD OF DIRECTORS MEETING

SATURDAY, JANUARY 16, 2021

I. CALL TO ORDER:	President Robison called the meeting to order on Saturday, January 16, 2021 at 9:00 am.
II. ROLL CALL:	<p>Present:</p> <p>Mike Robison, <i>President</i></p> <p>Sandy Jalbert, <i>Vice President</i></p> <p>Letty Velazquez, <i>Treasurer</i></p> <p>Jeniffer Sanabria-Morell, <i>Secretary</i></p> <p>Floris Price-Bernal</p> <p>George Gonzalez</p> <p>Crystal A. Howard</p>
III. PROOF OF NOTICE	The Board of Directors has complied with the notification requirements of the open public meeting requirements by posting notice on the office bulletin board and the Association website on January 14, 2021.
IV. APPROVAL OF MINUTES	<p>Suggestions:</p> <p>Floris Price-Bernal mentioned Jeniffer Sanabria-Morell's name needs to be corrected in different parts of the minutes. This was noted for correction.</p> <p><i>A motion was made by Floris Price-Bernal to approve the minutes from the November 23, 2020 meeting.</i></p> <p><i>George Gonzalez seconded the motion.</i></p> <p><i>All board members present at the meeting voted in favor of approving the minutes with the one correction.</i></p> <p><i>Motion carried.</i></p>
V. MANAGER'S REPORT	<p>Property Manager Diane Gay provided the following updates:</p> <ul style="list-style-type: none"> • Lava rock availability has been pushed until spring 2021 due to Covid-19. Also, planting of plants must be done in correct time. That means Phases 1-4 are not complete, yet. • Crystal inquired whether we are using nursery cloth under lava rock, since there is no proper barrier to keep the lava rock from moving. Diane answered we have not used the nursery cloth before since there has not been the need to do so. President

	Robison suggested keeping an eye over the areas covered with lava rock to see whether there is a need to look for quotes on this item in the future.										
VI. COMMITTEE REPORTS:	<p>Buildings and Grounds: Diane Gay provided the following report:</p> <ul style="list-style-type: none"> Pool 2 will be assessed next week. Neighbors comment that it is not cleaned, but this pool gets cleaned regularly by brush, not vacuum. This is because of a leak in the pool, and the vacuum pump does not work. Funds to address this were not available before, but now the association has the funds to fix it. This coming week the leak will be tested to get a quote and then vote on possible actions. If fixed, the life of the pool will be extended to 6-7 years. <p>Treasurer's Report: Letty Velazquez reviewed the report:</p> <p>The report is for the months of January-December 2020:</p> <table> <tr> <td>Total Income:</td><td>\$1,064,347.04</td></tr> <tr> <td>Operating Expenses & Reserves:</td><td>\$ 968,328.25</td></tr> <tr> <td>Net Income:</td><td>\$ 96,018.79</td></tr> <tr> <td>Operating Account Balance</td><td>\$ 82,297.57</td></tr> <tr> <td>Total Reserves</td><td>\$ 729,676.79</td></tr> </table> <p>Total files with Association Attorney 1 for \$1,816</p>	Total Income:	\$1,064,347.04	Operating Expenses & Reserves:	\$ 968,328.25	Net Income:	\$ 96,018.79	Operating Account Balance	\$ 82,297.57	Total Reserves	\$ 729,676.79
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VII. OLD BUSINESS:	None.										
VIII. NEW BUSINESS:	<p>Vote on 2021 Association Insurance.</p> <ul style="list-style-type: none"> President Mike Robison mentioned all members of the board received the insurance quotes. Our property value has increased by almost \$2M, which means there is an increase in the quotes available. There were three options (quotes). The insurance agent suggested Option 1, which is \$166,516.20 for the year. <p><i>Sandy Jalbert made a motion to approve Option 1 from the insurance bids for \$166,516.20 for the year.</i></p> <p><i>Jeniffer Sanabria-Morell seconded the motion.</i></p> <p><i>President Mike Robison took a voice vote for this motion:</i></p>										

Floris voted yes.

George voted yes.

Crystal voted yes.

Sandy voted yes.

Mike voted yes.

Jeniffer voted yes.

Letty voted yes.

Motion carried.

Dog Restrictions.

- President Robison clarified this item was up for discussion during this meeting. However, we needed to establish concrete rules for realtors' information, future buyers, and current neighbors. In our rules there is a 30-pound weight limit for dogs, and there is the rule for exotic pets, but with the change of demographics, we have seen bigger dogs in our community, so we must have a discussion on this matter. He opened the floor for discussion.
- Floris suggested the identification of breeds in terms of aggressiveness. She mentioned there are big dogs in the complex, but the owners do take care of them and have larger units.
- President Robison reminded that the members of the Board of Directors received a list of breeds that are considered aggressive.
- George mentioned wanted to do more research on the list, but we needed to have the neighbors' safety in mind. From a liability perspective, it would be good to be protected.
- Crystal agreed with George's statement in regards insurance and liability. She supports restrictions and suggested looking into what other associations are doing on this matter.
- President Robison reminded the idea of size as well. He acknowledged that 30-pound weight limit might not be realistic.
- Sandy acknowledged this is a multifaceted matter, and that we must agree on what is truly enforceable. She questioned how we know what breed is/are the dog(s), since a lot of dogs can be mixed. She also pointed that in terms of size, it is the owner's decision in regards the space of each unit. However, we must also address when the owners do not clean after their

dogs. She reiterated the matter of it being enforceable, so that Diane, as the manager, can handle this issue.

- President Robison questioned how we were to measure the dogs' weight and breed. Also, labs are big dogs and are not included on the list. It all comes down to legal issues. Also, can we require all owners to provide us with evidence of the dogs' vaccines? These are questions worth addressing.
- Jeniffer agreed with previous comments and ideas on this matter, but she stressed the importance of enforcing these regulations. She asked that once the list has been agreed upon, how do we as an association make sure everybody is aware of these and how do we enforce it? She mentioned that size does matter because of how dogs are perceived.
- Letty presented background information of the reason behind these rules dating ten years back. Back then, there were issues with dogs getting out of the units and being aggressive to others. She also agreed with Jeniffer with the comment of size does matter, and that size limit is not unreasonable. Some restriction is necessary. We have more children and people using the outside elements in the complex now, so for everybody's safety, we must consider size and weight limit as well. Letty also mentioned that buyers get a copy of the rules and regulations, but Diane clarified this was done by her as a realtor, but not everybody does it.
- George inquired whether Diane had more information in regards the guidelines.
- Diane mentioned insurance companies make recommendations in regards the breeds to avoid, but not following these recommendations does not affect the insurance coverage. Legally, the Board of Directors cannot implement applications for pets, DNA analysis for pets. However, the Board Members can implement breed and weight restrictions. The rules and regulations are available online in our webpage, and she ensures the owners are aware where to find this document. Diane stressed that when creating and adopting the rules, the board needs to take part in the enforcement of these.
- Crystal mentioned it would be important for all board members to be aware of situations with dogs and owners, so we can all enforce the rules and regulations. She also suggested having a shorter list of breeds that would be restricted from our complex.
- President Robison mentioned that it is important to address specific situations with dog owners in terms of not cleaning up after them, aggressive dogs (that is not included on the list),

	<p>etc., and if not corrected, the board would be able to get rid of the dog. If the neighbor decides not to comply, then we escalate with legal action. He stressed that there must be a breed and weight limit.</p> <ul style="list-style-type: none"> • Letty asked if we made changes, do we need to have the 67% vote? To what Diane responded that if the changes were made in regards breed and weight, the vote was not needed, per our lawyer.
IV: Closing Remarks	<p>President Robison mentioned that the slab that is next to the dumpster needs fixing. Also, the fence around the dumpster needs replacement (looking into PVC/ vinyl). Diane is in the process of getting bids. When she gets the required bids, we will meet to vote. We also got a new dumpster.</p> <p>Jeniffer asked what could be done in regards people dumping big items. President Robison replied there is not much that can be done about it, but he believes the new fence would help manage people's behavior of dumping large items.</p> <p>Letty suggested having an open dumpster now and then to get big items for people. Diane mentioned it would be an added expense to the association. President Robison agreed. George looked online for Seminole county picking up these items. Diane will look information on this. If available, then Crystal suggested posting information on website and bulletin board.</p> <p>President Robison mentioned that today's discussion provided good information. He also thanked the residents who participated on today's zoom meeting.</p>
V: Adjournment	<p><i>Letty Velazquez made a motion to adjourn the meeting.</i></p> <p><i>Sandy Jalbert seconded the motion.</i></p> <p><i>All board members present at the meeting voted in favor of adjournment. Motion passed.</i></p> <p><i>Meeting ended at 10:14 am.</i></p>