

Franklin Square East Homeowners' Association, Inc.

Board of Directors Meeting Rescheduled – April 12, 2023

As a quorum was established and notice was properly posted, the Franklin Square East Homeowner's Association Board of Directors Meeting was called to order at 6:30 PM by the President William Hershiser the office of Monarch Association Management, Inc. – 500 Alternate 19 South - Palm Harbor 34683. William signed affidavit that notice was placed 48 hours prior to meeting.

Directors Present: William Hershiser, Edward Hopkins, Carolyn Sue VanLehn and Brenda Day
Also Present: Carrie Schranz, LCAM - Monarch Association Management, Inc.

Minutes:

Motion by Ed to approve the Annual Meeting and Organizational Minutes of February 23, 2023, second by William. Motion carried unanimously.

President's Report:

William asked that all quotes for Lawn Service be sent to Board members. He also asked that owners, who leave their trashcans out after trash pickup be sent letters along with others that are not keeping up with the exterior maintenance.

Treasurer's Report: Ed Hopkins

Ed reviewed the March Financial Statement line-items commenting that utilities are over budget. He also confirmed a CD in the amount of \$100,000 was purchased at Hancock Whitney Bank on February 20th (copy attached to original minutes). Sue followed up noting two (2) delinquent accounts are now on ACH and are paid-in-full.

Manager's Report:

1. February Financials Report
2. Two delinquent accounts: 1467 contacted and is now paid in full. Called owner at 1490 will pay if extra money or waiting on permit to sell house.
3. \$100,000 CD purchased at Hancock Whitney Bank on February 20th.
4. Attorney collection: 1482 Loman - Sale closed March 6th.
5. Minutes of January February 23 Annual and Organizational Meetings.
6. Swingle proposal to remove excess leaves - \$1,700.
7. Water bill has stabilized since leak was identified.
8. Tree Tour has been scheduled for March 15 at 9:30 AM.
 - a. Across the Bay
 - b. Advanced Arbor Professional Tree Care – DECLINED TOO BUSY
 - c. Silverson Tree Service
 - d. Vincent Tree Service
9. Concrete Restoration:
 - a. Paul Anderson Concrete – Meeting at office 3/9/23 at 10 AM
 - b. DolFan – Jeff recently released from hospital will look at next week.
10. Leaf Removal:
 - a. Sam I AM
 - b. Affordable Leaf Cleanup
 - c. Shanes Lawn Care – I is going out on Friday.

Unfinished Business:

Sidewalk Repair: Following discussion:

Motion by Ed to approve the sidewalk proposal submitted by Danja, Inc. in the amount of \$1,600. second by Brenda. Motion carried unanimously.

When owners are notified work is to begin he asked that owners be given contractor information in case they have any work they would personally like done their driveways.

Tree Trimming Proposals: Following discussion there may be some additional work added:

Motion by Brenda to approve tree trimming proposal submitted by Proper Cut Tree Care, second by Brenda. Motion carried unanimously.

William asked that proper notification be forward to all owners letting them know when work will commence and if any trees being removed, in and around their property, they are fully aware. General instructions will be sent about the trimming of the front trees.

Community Garage Sale: Sale will be held on Saturday - May 6th from 8 AM to 2 PM. Signs and flyers will be posted and it will be advertised on Craig's List and Face Book.

Community Signage: The signs will be updated to be the same on all three circles and at each entrance.

Bathroom Repairs: Board discussed the repairs that need to be done, particularly the men's room.

Open Forum for Owners: Cynthia Portugal (1461 Brier) attending the meeting to discuss the ongoing issues with her lawn and front tree. The Board assured Cynthia their will be address her issues going forward with the tree work and new lawn service.

Adjournment:

Ed motioned to adjourn at 8:05 PM, second by Carolyn. Motion carried unanimously.

Next Meeting Date: May 8, 2023 at Monarch's office.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem