

# Lake Valencia

## Homeowners' Association, Inc.

### Board of Director's Meeting – July 21, 2022

As a quorum was established and notice was properly posted, the Lake Valencia Homeowners Association Board of Directors Meeting was called to order at 7:05 PM by the President Mark Black, via ZOOM, hosted from the office of Monarch.

#### **ROLL CALL:**

Present:	President	Mark Black
	Treasurer	John Rooney
	Secretary	Matt Lewis
	Director:	Kim Stinson
	Director:	Ray Johnson
All Present:	Sue Marino, Monarch Association Management Eleven (11) Residents on ZOOM	

**MINUTES:** Minutes of April 21, 2022,

***MOTION by Mark to dispense with reading and to approve the Minutes of April 21, 2022, second by Ray. Motion passed by UNANIMOUS vote.***

#### **TREASURER'S REPORT: John Rooney**

John presented the Treasurer's report thru June 30, 2022, unaudited financial report from Monarch Association Management: Operating Account - \$24,370.54 - Money Market Account - \$22,311.44 and one (1) Certificate of Deposit in the amount of \$13,668.48. Delinquent accounts to date \$2,982.00. Total Assets = \$79,609.56 John report the Reserves at half-year are in a satisfactory amount equal to 8 months Three owners remain delinquent with the Attorney. Treasurer's Report has been filed. Second quarter payment from Harbor Chase has been received.

#### **OFFICERS & COMMITTEE REPORTS:**

Mark thanked Ray for painting the signs and for serving as Chair of the Welcome Committee. Kim will be taking over as Chair and Ray will be helping.

Kim mention that speeding is again becoming a problem and noted the graffiti painting in the Community

Matt would like to review the condition of the plant material at each of the entrances as well as the start a plan for the future of all the common areas.

**MANAGER'S REPORT:** A complete Manager's Report was submitted in Board Packet.

#### **FINANCIALS:**

1. June 2022 Financial Report
2. Refer to Financial Delinquency Report included in Board packet.
  - a. #273 – A foreclosure may be filed after 11/17/21 by the Association.
  - b. See attached listing of delinquent accounts
3. 2022 quarterly payments from Harbor Chase increased to \$125 each.

#### **ADMINISTRATIVE:**

1. 2022 Meeting Dates: July 21 – October 20 Budget – Annual January 21, 2023?
2. Minutes of April 21, 2022 Second Quarter Meeting
3. 1120-HTax Return File

#### **CODE ENFORCEMENT, VIOLATIONS**

1. Attorney's letter regarding Short Term Rentals. Violation Letters – May 3, 2022  
Also see complaint filed with the BBB by the Hoffman's against Monarch and Attorney.

**ARC FORMS SUBMITTED:**

1.	4906 Orange Grove Way	Painting	APPROVED
2.	2801 Orange Grove Way-	Pool Screen, roof, paint, fence, pavers	APPROVED
3.	4800 Parson Brown	New Fence	APPROVED
4.	4805 Parson Brown	New Roof	APPROVED
5.	2789 Valencia Lane West	New Fence & Roof	APPROVED
6.	3012 Valence Lane East	New Roof	APPROVED
7.	4922 Lake Valencia	New Fence	APPROVED
8.	2783 Valencia Lane West	New Roof	APPROVED
9.	2853 Lake Valencia Boulevard East	New Roof	APPROVED

**MAINTENANCE & BIDS:**

1. Sign ordered and placed at Parson Brown Park "Enjoy the Park – Please Don't Block Driveway"
2. Annuals refreshed at both entrances.
2. Family Park Maintenance: Monthly cleaning Family Park, rotten wood and vandalism rebuilt, (photos attached).
3. Contacted Weldon Wildlife to remove iguana...could not find.
4. Fence Damage on Tampa Road – Progressive Insurance property damage. Secondary claim agent sent adjuster will call Cindy on April 29<sup>th</sup> with update when claim will be released.
5. Family Park Ant Treatment done by Hughes.
6. Four (4) lights replaced on fountain.
7. Quarterly fountain service.6/14/22.
8. Damaged fence on Tampa Road – Check sent for \$1,741.60 sent, not cashed, resending.
9. Large limb removal and vacant lot cleanout (proposals attached).

**NEW HOMEOWNER SINCE LAST MEETING – Form included in packet.**

1. Resale report in packet January 1st – July 21, 2022 – 4 sales.

**UNFINISHED BUSINESS:**

**Future Plans for Parks:** Board discussed working on a long range plan for the entrance ways and the parks.

**Short-Term Rentals:** Board discussed the Attorney's opinion letter (Copy attached to original Minutes.) with regards to the Association's authority to prohibit owners from using their properties as short-term vacation rentals.. Review of the documents do not contain any language addressing or granting the Association any authority of sales or leases within the community. An amendment to the documents would be required if the Association desires to limit the number of rentals in the community. Amendment would require a seventy-five (75%0 vote of the lot owners to pass.

**NEW BUSINESS:**

**Lake Doctor Contract Renewal:** Lake Doctor will be raising the cost for servicing the ponds from \$510 to \$535.

**Tree Removal at Empty and Lot Cleanup:** Three proposal were received:

Swingle – Tree - \$775	Lot Cleanup - \$3,275
Stevens – Tree - \$1,500	Lot Cleanup – 7,500
Proper Cut – Tree - \$80	Lot Cleanup – 7,000+/-

Following review of proposals:

***MOTION by Matt to contract with Swingle, SECONDED by Kim.  
Motion passed by UNANIMOUS vote.***

Sue was asked to sign the contract with a note to David Swingle asking that he let the Board know prior to work as they would like to meet with him to review the scope of work and there may be other work they may want added.

**Pressure Wash Fence Along Tampa Road:** Following discussion

***MOTION by John to pressure wash the fence along Tampa Road, SECONDED by Matt.  
Motion passed by UNANIMOUS vote.***

**October Budget Meeting:** The next Board Meeting will be held on October 20<sup>th</sup>. Sue was asked to contract the Fire House to see if they are hosting association meetings again and if so reserve room for that meeting as well as for the 2023 Annual Meeting to be held on January 21, 2023..

Being no further business:

***MOTION by Matt to adjourn at 8:11 PM, SECONDED by Mark.  
Motion passed by UNANIMOUS vote.***

**Next Board Meeting: Annual Meeting – January 19, 2023 – Venue to be Announced**

Respectfully submitted,  
M. Susan (Sue) Marino - Secretary Pro Tem

**THESE MINUTES HAVE NOT BEEN APPROVED**