

# FOXMOOR LAKES MASTER ASSOCIATION BOARD OF DIRECTORS MEETING

Wednesday, November 16, 2023  
(2024 Budget Approval Meeting)  
Clubhouse with Virtual/Telephonic Access

- 1) **Call Meeting to Order:** The meeting was called to order by President Maria Paige at 6:00 p.m. **Establish a quorum:** Board Members Present - President Maria Paige (Arbor III), Vice President Jerry Allen (Quads), Secretary Lynn Karin Ward (Quads), Treasurer Barbara Gastauer (Quads), Lauren Bettencourt (Quads), Charlie Galvin (SFH), Dori Sosensky (Arbor I), Sue Wisney for Chuck Weliever (Arbor II), Carol Copeland (Arbor IV), Elaine Zimmerman/Ron Pattison (Arbor V), Monica Pickett (Palm Lakes), Ray Brown (Village), Steve Gris (Village), Kathy Greenwald (Sawmill).  
Board Members Absent - JoAnn Van Dyke (Quads).  
Also present – Jennifer Gonzales (CAM)  
**Proof of Notice:** Notice was posted in accordance with Florida Statute

## 2) Approval of Previous Meeting Minutes

A motion was made by Jerry Allen, seconded by Monica Pickett, to approve the previous (October 19, 2023) meeting minutes as corrected. The motion passed.

The April 19, 2023 unapproved meeting minutes, the reading of which was tabled at our October 19, 2023 meeting due to unavailability, were not available for reading.

## 3) Financial Report – presented by Barbara Gastauer

Master financial statement as of October 31, 2023:

Assets:	\$ 618,195.55
Reserves:	\$ 534,846.78
Retained Earnings:	\$ 35,810.19
Net Income:	\$ 10,516.05

A motion was made by Dori Sosensky, seconded by Monica Pickett, to approve the Financial Report as presented. The motion passed.

## 4) Committee Reports

- A. Compliance/Parking – CAM was requested to have our compliance officer confirm with each association president their association's parking rules as each association has different rules, and to confirm with our compliance officer that he is checking each lot 2x per day - including Lot 15/Arbor 2 and the dock.
- B. Pools – Monica Pickett has volunteered to inventory the pool furniture at the three pools (Clubhouse, Palm Lakes and Phase I), and follow up on the status of the

- umbrellas that were misdelivered to the Village pool as well as to ascertain whether there is any undistributed pool furniture, so that a proper allocation can be made. Additionally, CAM and Monica will investigate/evaluate reports that certain pool furniture needs to be properly secured/anchored.
- C. Sports – we await the new season/sign-ups for Bocce. Information will be distributed when available.
  - D. Tennis/Pickleball – schedules are as follows: Tennis M-W-F 8:30AM – 10:30AM and Pickleball T-TH-SA 8:30 – 10:30AM. Also, Pickleball for beginners/non-competitive is on Monday evenings at 4:30PM. Those interested may contact Dan Greenwald at 319-470-1739.
  - E. Social – Water aerobics at clubhouse pool is held M-W-F at 9:30 AM. Everyone is welcome. Bring your pool noodles/dumbbells. Some dumbbells are available for use. In lieu of a newsletter, the Board will focus on updating our Foxmoor Lakes calendar with activities and events and distributing access information to members. Margaret Mary has volunteered to maintain the calendar. Camille Foote of Sawmill has volunteered to chair our social committee. Charlene Clarke has volunteered to assist. Camille will schedule a meeting for those interested in volunteering for the committee.
  - F. Landscape – Carol Copeland has confirmed her role as our Landscape Committee Chair.
  - G. Dock – 8 of 9 boat slips are rented. Any unit owner interested in leasing a slip should contact Renee at Compass Rose. Cost is \$600/year. The committee donated their extra supply of sealant and has applied it to the fishing pier. Bids will be obtained for the trimming of trees off of the dock.

## **5) Manager Report**

- CAM reported that she met on site with Arroyo, is awaiting a proposal for the trimming of the overgrowth/weeds around the nature trail and will follow up on the open request.

## **6) Old Business**

### Clubhouse Roof Proposals

- A Motion was made by Charlie Galvin, seconded by Jerry Allen, to replace the entire Clubhouse roof, including fascia, gutter and soffits. The Motion failed.
- A Motion was made by Monica Pickett, seconded by Dori Sosensky, to forego replacing the entire Clubhouse roof and instead obtain a quote from MooreCorp Roofing to repair the missing/damaged shingles, fascia, gutter and soffits so that we may compare it to the quote to repair the roof that was received from Crown. The Motion passed.

### Palm Lakes Pool Roof Proposals

- A Motion was made by Lauren Bettencourt, seconded by Ron Pattison, to accept the MooreCorp Roofing bid to replace the Palm Lakes Pool Roof. The Motion passed.

### Tennis Court Light Pole Proposals

- A Motion was made by Ray Brown, seconded by Ron Pattison, to replace the downed tennis court light pole/light fixture. The Motion passed.
- A Motion was made by Jerry Allen, seconded by Ron Pattison, to accept Hallet Electric Service's proposal to replace the downed light pole/light fixture, with the caveat that discussion of the need for additional evaluation of other tennis court light poles will be undertaken as a separate, future agenda item. The Motion passed.
- A Motion was made by Ray Brown, seconded by Ron Pattison, to accept the CRM Maintenance Services proposal for the flagpole repair. The Motion passed.

### **7) New Business**

- A Motion was made by Ray Brown, seconded by Lauren Bettencourt, to approve the 2024 Master Association Budget, as corrected. The Motion passed.

### **8) Member/Resident Comments**

- Charlie Galvin from SFH requested a work order for the non-functioning overhead lights in the clubhouse and requested that the community roads be placed on the agenda for our next meeting.
- Jim Newlands from HOA-Quads requested access to Master Meeting Minutes, Flood adjuster's report for Hurricane-Ian related damage.
- Dan from Sawmill commented on the vote regarding the replacement of the downed tennis court lightpole/light fixture and the possible need to address other tennis court light poles.

### **9) Board Member Comments**

- Board members requested that Compass Rose provide access to a portal or website to access Master Meeting Minutes and flood insurance reports.

### **10) Adjournment**

A motion was made by Barbara Gastauer, seconded by Dori Sosensky, to adjourn at 8:08 p.m. The motion passed.

Respectfully submitted,

*Lynn Karin Ward*

Secretary