

FOXMOOR LAKES MASTER ASSOCIATION BOARD OF DIRECTORS MEETING

Wednesday, April 17, 2024
Clubhouse with Virtual/Telephonic Access

- 1) **Call Meeting to Order:** The meeting was called to order by President Maria Paige at 6 p.m.
Establish a quorum: Board Members Present - President Maria Paige (Arbor 3), Vice President Jerry Allen (HOA-Quads), Treasurer Elaine Zimmerman (Arbor 5), Barbara Gastauer (HOA-Quads), JoAnn Van Dyke (HOA-Quads), Lauren Bettencourt (HOA-Quads), Charlie Galvin (HOA-SFH), Dori Sosensky (Arbor 1), Sue Wisney (Rep for Arbor Lakes II) (Arbor 2), Carol Copeland (Arbor IV), Steve Gris (Village), Ray Brown (Village), Mariaa Johnson (For Kathy Greenwald Sawmill) Dori Sosensky (Arbor I) and Monica Pickett (Palm Lakes)
Also present – Jennifer Gonzalez, Compass Rose Management (CAM)

Proof of Notice: Notice was posted in accordance with Florida Statute

2) Approval of Previous Meeting Minutes

A Motion was made by Barbara Gastauer and seconded by Carol Copeland, to approve the March 20, 2024, meeting minutes, as corrected to change Sue Wisney as the Rep for Arbor Lakes II. The motion passed.

3) Financial Report – presented by Elaine Zimmerman

Master financial statement as of March 31, 2024:

Assets:	\$ 598,758.17
Reserves:	\$ 562,955.72
Retained Earnings:	\$ 31,111.62
Net Income: (loss)	\$ (11,418.37)

A Motion was made by Ray Brown, seconded by Dori Sosensky, to approve the Financial Report as presented. The motion passed.

Addendum: Maria communicated that the Board Treasurer (Elaine) has capability to work with the Insurance Company/Agent and various parties to understand the insurance policies and claim. A motion was made by Monica and seconded by Charlie. The motion passed.

4) Committee Reports:

- A. **Compliance/Parking** – Compliance Officer Rod Theriot provided general comments and reported that generally all is going well. Parking passes for overnight guests must be obtained from the association Presidents (or CRM for Quads) and the decal must be affixed to the guest's vehicle.

- B. **Pools** – Monica Pickett reported there are three (3) new umbrellas at Palm Lakes Pool and the stands have been repaired. Monica also reported that residents have requested additional small tables. I found some that are composite and are \$40 each. Four (4) should be enough. Maria Paige commented to purchase and send the receipt to Compass Rose Management for reimbursement.
- C. **Sports** - Bocce – no update
- D. **Tennis/pickleball**- Maria Paige commented that it was a great season.
- E. **Social** – Carol Copeland reported that they are looking for volunteers to join the committee. The next meeting will be in October. Carol also reported that the Social Committee funds total \$6272.81 and are broken into Fund A and Fund B.
- F. **Landscape** – Charlene Clark and Jennifer Gonzalez will be meeting with Walter/Arroyo Landscaping. After the meeting, Charlene will provide a report at the next meeting.
- G. **Dock** – Sue Wisney reported that 7 of the 9 boat slips are rented. Any unit owner interested in leasing a slip should contact Renee at CRM. The committee will be adding a second camera to the dock and proposes a camera at the gate to the boardwalk. She also reported parking is becoming an issue.

5) Management Update: Jennifer updated the owners that she will be meeting with Charlene and the Landscaping Company on Tuesday, April 30th @ 10:30 am to review the landscaping. Jennifer also reported we have the proposal for the tennis court lights. The one hanging has now come down and removed.

6) Unit Owner Comments

- Joe Morin (Foxmoor SFH) requested the financials for the master also be posted on the quads/sfh portals. Thanks to those for stopping the volunteers from the clubhouse repairs/deck. The owners are willing to donate their time but must be protected by insurance. Joe also commented that he recommends a maintenance committee be formed to evaluate all bids received.
- Camille Foote (Sawmill) requested additional signs for Sawmill parking lot. Jennifer noted this would be a request to her association, not the master.
- Charlene Clark (Village) requested the culvert by parking lot 21 needs pressure washed.

7) Old Business

A. Clubhouse Repairs; deck and framing: The board requested to table these proposals until it is confirmed whether the volunteers can do the work. A motion was made by Monica and seconded by Charlie to table. The motion passed.

B. Tennis Court Lights: Hallett Electric provided two proposals; replace poles and lights and one to replace lights only. A motion was made by Dori and seconded by Ray to accept the proposal to replace the lights only for a cost of \$17,598.00 when funds are available. All in favor, motion carried.

8) New Business

A. Volunteers-Insurance/Liability: Jennifer shared the policy provided by Meadowbrook Insurance regarding the coverage for volunteers. Jerry stated we may have

legal issues and should pass this by the attorney if a consideration. Ray Brown commented that at the Villages we went through this with legal counsel and was told that volunteers cannot be using power tools. A motion was made by Jerry Allen and seconded by Ray Brown to table this topic till more information is received.

B. Pool Umbrellas- Dori Sosensky commented that owners are not closing the umbrellas and they are ending up in the pool.

C. Clubhouse Kitchen Floor: A motion was made by Charlie Galvin and seconded by Dori Sosensky to table this work until other proposals are received. The motion passed.

D. Clubhouse Sliding Door repair: A motion was made by Charlie Galvin and seconded by Dori Sosensky to table this repair and see if Slider Genie can repair versus replacing doors. The motion passed.

E. Pool Bathroom Door/Palm Lakes Pool: A motion was made by JoAnn VanDyke and seconded by Monica Pickett to table to this work until an additional proposal is received. The motion passed.

F. Pepper Trees: Jerry Allen commented that these trees are invasive, and we may want to consider removing versus trimming. Jennifer will go back to Walter/Arroyo to discuss more. A motion was made by Dori Sosensky and seconded by Charlie Galvin to table this. The motion passed.

G. Signs (Lake Rules, Alligators, Minors accompanied by adults): Jennifer reported that 2 signs per lake have been ordered (alligator warnings) and new Clubhouse signs. Once they are ready for pick up, Jennifer will get with John Bettencourt to install.

9) Board Member Comments –

- Dori Sosensky recommended the board have a meeting in May with so many items tabled.
- Charlie Galvin commented that she is amazed how far this community has come and said thanks to all.
- Jerry Allen commented, safe travels for all those going away.
- Sue Wisney commented to check with the Insurance agent on if there is any liability for owners instructing classes for free.

10) Adjournment

A motion was made by Jerry Allen, seconded by Charlie Galvin to adjourn at 7:51 p.m. The motion passed.

Respectfully submitted,

Jennifer Gonzalez, Property Manager
Compass Rose Management