

BOCA FONTANA HOA
BOARD OF DIRECTORS MEETING
JUNE 22, 2023

MINUTES

The meeting was called to order at 7:00 pm. By Adolfo Arenas, President, at Boca Fontana East Clubhouse. Also present from the Board of Directors was Jair Reategui; Treasurer/ Secretary, Terence Mendonca; Vice President and Tim Coughlin: Director. Present from Superior Association Management was Michelle Carrion, Property Manager and Scott Scarborough. Also in attendance were twelve homeowners.

MINUTES

The minutes from the BOD meeting that took place on May, 22, 2023 were reviewed. Terence made the motion to approve the minutes as written. Jair seconded the motion and all approved unanimously.

TREASURER REPORT

Jair reported that as of May, 31, 2023 the operating balance is \$144,232.65. Total reserves as of May 31, 2023 is \$266,363.25.

MANAGEMENT REPORT

Michelle reported the following:

The air conditioning unit at the east clubhouse has been replaced. We are waiting for the final inspection from the county to close the permit. Management has begun acquiring estimates to trim and prune the trees along La Fontana and completed a drive-through with Jordan from Branch Managers. Management is working to schedule an appointment with two other tree maintenance companies. Management has reached out to the county to have the potholes fixed on La Fontana and to see when the roads will be paved. The county has repaired the potholes but confirmed La Fontana Blvd was not on the five-year plan. The county came out to do an inspection and determined the roads are due to be paved. Management spoke with Chase at Roads and Bridges and he says that Boca Fontana will be put on the schedule for next year. He mentioned the commission will still need to approve the budget but he is confident they will. Management has completed several neighborhood inspections and has sent out several notices. Many violations have been cured already. The sprinkler at the entrance median has been repaired and new annuals have been planted. Julio has one permit approved for the exterior wiring of the clubhouses and is working on the other. Carlos reported that one of the dog bag dispensers was the wrong size, allowing residents to take a whole roll. That dispenser has been replaced with a single bag dispenser. Two replacement mailboxes were ordered and delivered. They are being stores in the West clubhouse. Management has been working with delinquent homeowners to get their accounts current and has decreased accounts receiveable significantly.

The covid related signs at the clubhouse have been removed. Also, several street lights have been reported to FP&L for repair. The audit is complete and ready to be signed.

OLD BUSINESS

Mailboxes have arrived. Jair motioned to charge a \$25 convenience fee. Terence seconded the motion and all approved unanimously.

The Board reviewed the estimate from Podder's Landscape to replace the dead and/or overgrown plant beds along La Fontana. Jair made the motion to approve the estimate at the discounted price of \$3,446.04. Terence seconded the motion and all approved unanimously.

NEW BUSINESS

Jair made the motion to approve the estimate from Hitching Post to install the replacement playground at \$13,300.80. Terence seconded the motion and all approved unanimously.

Jair made the motion to approve the estimate from Bob Buggee for a survey that is required for playground install. The survey cost is \$1,050. Adolfo seconded the motion and all approved unanimously.

Terence made the motion to table the towing contract until more information is attained. Including parking hours and signage regarding who can park at the clubhouse. Jair seconded the motion and all approved unanimously.

Jair made the motion to decrease the cleaning service down to three days to see if that is adequate. Lowering the monthly cost from \$1,333 to \$935.00. Terence seconded the motion and all approved unanimously.

Jair made the motion to allow a maximum of \$400 to install new signs at the clubhouses replacing the ones that have the previous management company listed. Terence seconded the motion and all approved unanimously.

After several residents raised concerns, Jair made the motion to table the replacement furniture estimates for the pool areas. Terence seconded the motion and all approved unanimously.

The Board reviewed the prices for a Zoom account. The price of the account that would work for the size of the neighborhood is \$200.00 a year. After several concerns from the residents and unknowns regarding the set-up Jair made the motion to deny having the BOD meetings on Zoom. Adolfo seconded the motion. Terence agreed. Tim is in support of the meetings being offered through Zoom.