

# Preserve at Wildwood Homeowners Association, Inc.

c/o Alsop Property Management, LLC

P.O. Box 1389

St. Augustine, FL 32085

Phone: (904) 647-2619

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## Board of Directors DRAFT Meeting Minutes

Thursday, June 9th, 2022

6:00 p.m.

Call in 904-341-5880 or [meetings.dialpad.com/room/la229](https://meetings.dialpad.com/room/la229)

**Call to order 6:00 PM**

**Proof of meeting notice** - Meeting notice was hand delivered to all residents in May and was delivered

**Certification of quorum of Board** – Quorum of Board is present to proceed. N. Lavin, B. Morosco, K. Walsh

**Approval of Previous BOD Meeting Minutes 12.6.21** – N. Lavin motioned to approve the December 6, 2021, BOD meeting minutes. B. Morosco 2<sup>nd</sup>, all in favor, motion approved.

### Old Business

**1. Mulch Reimbursement** B Morosco motion to approve the reimbursement to Nancy Lavin for the purchase of mulch in the amount of \$850 from mulch and more K Walsh 2<sup>nd</sup>, all in favor, motion approved.

### New Business – Subject but not limited to

**1.FPL Retrofit** – Discussion on FPL retrofit the net cost will be about \$5 more per month to upgrade the lights to FPL. the majority of the cost from the monthly FPL bills is for the maintenance of the light pole. FPL owns all wiring the association cannot purchase the poles and wiring from FPL. if the association were to remove the light poles FPL would charge for the removal, they have to give a 90 day notice to FPL of cancellation of their contract. B Morosco motion to table the discussion of the FPL poles until the end of the year. N. Lavin 2<sup>nd</sup> all in favor, motion passed.

**2. Reserve Account** - Discussion on the association having a pooled reserve account in moving the funds to a higher interest earning account discussions on banks that are offering higher interest rates Vystar is currently offering high interest rates for savings accounts. **2 (a)**. N. Lavin Motion to open a reserve account and transfer \$10,000 after researching which financial institutions are offering the best interest rate. B. Morosco 2<sup>nd</sup>, all in favor, motion passed.

**3. Amendment Changes to Declaration and Bylaws** - Discussion on amending the Declaration of Covenants, Bylaws and Design Guidelines and the amendment process. Alsop Property Management recommends having the proposed bylaw amendments prepared by an attorney to ensure they are in compliance with Florida statute and do not contradict the Declaration of Covenants. Brian Morosco has created a website for the Preserve at Wildwood home owners association [www.preserveatwildwood.com](http://www.preserveatwildwood.com). the proposed amended design guidelines are available on

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that website. N. Lavin motioned to adopt did not design guidelines as presented on April 28th 2022. B. Morosco 2<sup>nd</sup>, all in favor, motion passed.

**4. Landscape Contract** The BOD worked with the current landscape vendor to have the current contract amended to that cost of services could be decreased.

**5. Management** the association was notified that starting July 1st Alsop Property Management's fee will be increasing two \$500 per month ALSOP Property Management offered a lower rate of service that would not include site inspections at \$475 per month. the board of directors looked at other options for management services as they have a fiduciary responsibility to the association Alliance Realty offered two types of services for either \$515 per month similar to ALSOP's current contract or only administrative services at \$370 per month. Discussion on- unbudgeted attorneys expenses Costing the association \$1000 this was prior to the new board being elected at the annual meeting. Discussion on-board of directors now conducting site inspections a homeowner did express their concerns with this. discussion on appointing a fining committee to address owners that are non compliant. N. Lavin motioned to move to alliance Realty for their administrative services at \$370 per month Alsop Property Management will be receiving a 30 day notice of termination. K. Walsh 2<sup>nd</sup>, all in favor, motion passed.

2 (b) Account Signors N. Lavin motioned to designate bookkeeper from Alliance Realty and Vice president Brian Morosco to be a signature on the account once the new account is established by Alliance Realty. K. Walsh 2<sup>nd</sup>, all in favor, motion passed.

**6. Landscape Committee** – Discussion on volunteers for the Landscape Committee. Cathy Engel, Karen Bartlett, Dora Edwards, Janet Verlezza and Janice Procupp volunteer to serve on the landscaping committee Kevin Walsh volunteers to chair the committee as the chair of the committee Kevin will report to the board of directors.

**7. BOD Meeting** - the next meeting is scheduled for September 8th time and location to be determined N. Lavin recognizes B. Morosco for his hard work behind the scenes working on the website and proposed amendments to the governing documents

**Adjournment** 7:31 PM