

Preserve at Wildwood Homeowners Assoc., Inc.

Board of Directors Meeting

September 18, 2023

Call to Order – Establish a Quorum

The meeting was called to order at 6:00 pm by President Nancy Levin. Present were: Nancy Levin, President, Brian Morosco, Vice President and Keven Walsh, Secretary/Treasurer. A quorum was established. Also present, Cindy Chapman representing Alliance Management, 4 Homeowners in person and 3 by Zoom.

Meeting Minutes

MOTION was made by Nancy, seconded by Kevin to approve the Minutes as submitted for the 4/14/2023 Organizational Meeting. All ayes, motion carried.

Financial Report

Nancy discussed the Finances and gave everyone a brief overview of the current financial picture.

Old Business

- The final draft of the Proposed CC&R Amendments and the Bylaw Amendments were reviewed. A minor change was made to the Late Fees in the CC&Rs to allow for the highest rate of interest current approved by Florida Statute. It was agreed that a Zoom Membership meeting will be held on Tuesday, November 7th at 10:00 am, strictly for the purpose of counting the votes regarding these amendments.
- Irrigation and Landscape update – Kevin reported that the Landscape Committee met on 9/11. The Committee chose a contractor to provide an proposal for a re-design and ideas on types of plants. They'll be meeting with him tomorrow (Tuesday 9/19).

New Business

- 2024 Budget planning and project determination. – Suggestions for projects for 2024 are a Flag pole, letters on the sign need to be replaced, Pressure washing of the common area sidewalks and roof, removal of several trees and cutting back the hedges. Standing water along the fence was also discussed but the cost to regrade that area will be significant and the Board doesn't feel there will be sufficient funds to address it. Management will send the Board contact information for All about Water and Emert Tree Service.

Meeting Schedule

As previously discussed, a membership meeting will be held via Zoom on November 7, 2023 at 10 am. The Annual Board of Directors Budget Meeting will be on November 20, 2023 at 6:00 pm at the Library.

Owner Forum

It was noted that the Owners concerns were addressed during the Budget Project discussion.

Adjournment

There being no further business to come before the Board, MOTION was made by Brian, seconded by Kevin, to adjourn the meeting at 6:42 pm.

Respectfully submitted,
Cindy Chapman
Secretary Pro-tem