

Preserve at Wildwood Board of Directors Meeting September 19, 2022 6:00PM

Call to order- Establish a quorum

The meeting was called to order at 6:02 pm. Present were Nancy Lavin-President, Brian Morosco- Vice Present and Kevin Walsh, Treasurer. A quorum was established. Also present: Kristen Chapman and Ashley Luxenberger representing Alliance Management and 14 homeowners and one homeowner via Zoom.

Proof of Meeting Notice

The Board welcomed all Homeowners in attendance.

Review and Vote on 04/14/2022 and 06/9/2022 Board Meeting Minutes

Copies of the Meeting Minutes were presented for the Board and Homeowners to review. MOTION made by Kevin to approve minutes, Seconded by Brian. All Ayes, Motion Carried.

Old Business

- A discussion regarding Amendment Changes to Declaration and By Laws-
 - o Discussion on the importance of changing the documents.
 - o Management will collect pricing from the Attorney for the Amendment.
 - MOTION to go ahead with pricing collection from Nancy, Seconded by Kevin. All Ayes, Motion Carried.
- Reserve Account
 - o After discussion the board agreed to move the remainder of the 10,000(\$7500) into the reserve account.
 - MOTION made by Brian to move the remainder of the the funds, Seconded by Kevin. All Ayes, Motion Carried.
 - o Management advised that the funding in the Reserve Account cannot be used for the CCR amendment, but they can use it for the irrigation at the front of the community.
- FPL Maintenance
 - o Brian spoke on the status of the FPL and the calls for the update. Management will continue to follow up with Chris Venay.
- Fining
 - o Nancy explained the new Violation Fining Procedure and the difference between a fining procedure and the Attorney Method.
 - o Management and the Board held a brief discussion with the homeowners and the homeowners suggested that all violation communications come from Management and not the Board of Directors.
 - MOTION made with Brian to allow email and paper notices both come from Management, Seconded by Kevin. All Ayes, Motion Carried.

New Business

- = Road Asphalt
 - o The Board of Directors and the Homeowners held a brief discussion regarding the roads being redone. Kristen advised that roads are good for 10-15 Years.
 - o Schedule Next Meeting Date- Will be early December.

Owner Forum

- ≡ A brief discussion was held on the following-
 - Crosswalk- Sidewalk wanting to be installed, Management will look into it getting it done during the treaty park improvements.
 - Management will investigate contacts for the road resurfacing.
 - Brian and Kevin volunteered to do the Dead Pines that need to be removed.
 - Ashley explained to the homeowner the Archectural Procedure.
 - Removal of the online portal and other payment information.

Adjournment

There being no further business to come before the Board, MOTION made by Nancy to adjourn; Seconded by Kevin. Meeting was adjourned at 7:13pm.

Respectfully submitted,
Ashley Luxenberger
Secretary – Pro-tem

DRAFT