

## Highlights of HOA Board Meeting - September 25, 2024

The “highlights” listed below are NOT THE OFFICIAL MEETING MINUTES. Official minutes will come out in a few weeks and require a vote of approval by the Board before they are posted on the website. The HIGHLIGHTS are a quick synopsis of what took place, and they are not intended to be all-inclusive or in any way replace the official meeting minutes.

### President’s remarks

Luis thanked all board members for working hard on the budget for 2025. We will continue to work for the good of the community. The board approved the proposed amendments to the rules and regulations, and the ACC requirements and procedures. More information will be sent on this.

### General Manager’s Report

Billie reported the budget was completed with great success working with the Finance committee and the Board. We are prepared for Hurricane Helene. Please keep an eye on the street drains in your neighborhood.

### Project Manager’s Report

Shaun gave an overview on the following projects:

**CAR WASH:** Unused equipment to be removed from this area. Vacuum is waiting for installation of software for credit card uses.

**AUDIO/VISUAL:** Still a work in progress.

**HYDRO COURTS:** Security cameras installed. Some equipment to be repaired due to lightning strikes.

**TC RENOVATION:** Phase 2 to begin in May 2025.

### Treasurer’s report

We are meeting budget numbers for 2024.

Reserves at \$2.2mm with \$1.5mm invested in T bills.

Delinquencies are the lowest they have been, great job by Castle.

### Comments by owners

**Ladies from the painting class** addressed the Board about the decision to not allow this activity to take place in the renovated rooms. The Board voted to allow this group to use the Living Room until next year when the renovation starts.

**Richard Grannis** – Bermuda Lane- spoke about the Audio/Visual work, and suggested Teresa be involved in the restaurant lease.

**Donna Poach** – Anguilla way- commented on Juniper proposals and irrigation repairs and the need for oversight on this work.

**Geeta Vora**- Prescott Lane- spoke about the pickle ball study and improved sod for landscaping.

### **Committee updates**

Teresa announced Henry Nardone as a new member to the Compliance committee. Becky introduced Jane Spitalny as the CERT coordinator. Members of this group were introduced. David Pince explained about the group and that it will liaise with first responders and Castle Mgmt.

General discussions on asphalt repairs, Concrete Pavers, new leases on Hair Salon and Real-estate office. Juniper landscape and irrigation proposals were ratified.

## **HIGHLIGHTS FROM MEETING ON 9/30/2024**

**The Board approved the budget for 2025. The increase will be 4.94% with an average increase in HOA dues of 3.95%. This will be mailed out to the community.**

**Submitted 9.30.2024**

**Anne Golino, Secretary**