

**MINUTES OF THE  
MEETING OF THE BOARD OF DIRECTORS**

**Date: Thursday, November 19, 2020**

**Time: 7:00pm**

**Place: Clubhouse**

- I. ROLL CALL – Present was Jim Grubb, President; Frank Egidio, Vice President; Karen Erickson, Secretary; Al Bishop, Treasurer; and, Sheritta Johnson. Also present was Annmarie Coniglio, Property Manager.
- II. CALL TO ORDER – Jim called the meeting to order at 7pm.
- III. APPROVAL OF AGENDA – Karen noted that she would like to discuss on-going improvements for the clubhouse and ways to improve communication within the community. Discussions followed about whether or not to form a committee with a new board being elected in January. **Al motioned approval of the agenda; Frank seconded and the motion carried unanimously.**
- IV. APPROVAL OF MINUTES – **October 22, 2020 – Jim motioned approval of the minutes; Karen seconded and the motion carried unanimously.**
- V. REPORT OF PRESIDENT – Jim gave his President’s Report which included statements on yard maintenance; tree trimming removal; and, the hard work put in by all the committees.
- VI. MANAGER’S REPORT – Annmarie gave the Manager’s Report, which was also made available to the Membership.
- VII. REPORT OF COMMITTEES – A Report of Committees, in written form, was made available to the Membership.
- VIII. APPROVAL OF REPORTS – **Frank motioned approval of the reports; Karen seconded and the motion carried unanimously.**
- IX. UNFINISHED BUSINESS - None
- X. NEW BUSINESS
  - a. Adoption of 2021 Budget– Jim gave an introduction explaining that the budget has been running at the same costs for several years and there continues to be very little changes. After a brief discussion as well as question and answer period, **Al motioned adoption of the 2021 budget; Karen seconded and the motion carried unanimously.**

b. Appeal of ACB Denial – 5647 Sunberry Circle – Jim gave an introduction to this item explaining that the contractor has made some changes to the approved color scheme at this property. The Architectural Control Board is suggesting that the board approve this appeal based on the fact that other homeowner’s appeals have been approved and this application was reviewed and approved last year, before discussions with this particular painting contractor took place. It is important to note that since the ACB had discussions with this painting contractor, there have been no further or on-going problems. After discussions, **Jim motioned approval of the appeal of the ACB denial with the notice that if/when the house is repainted in the future it has to revert back to the original color scheme; Frank seconded and the motion carried unanimously.**

c. Discussions on the continued improvements to clubhouse – Karen suggested that the board continue the momentum of improvements to the clubhouse. A committee can be formed to look at and make recommendations on replacing the furniture in the clubhouse, the board can look at installing accordion shutters or hurricane-impact windows for the clubhouse, etc. After discussions about the fact that a new board will be elected in two months, now might not be the best time to take this on.

#### XI. MEMBERSHIP COMMENTS

- New furniture isn’t needed, but new flooring is.
- Association should try to take on some maintenance of the homes (i.e., lawn care and roof cleaning).

XII. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 7:49 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM