



Final - Minutes - Board of Director's Meeting

2 PM – Tuesday, March 9, 2021 ☀ LOCATION – 32768 Greene Drive (Social Distancing on Deck)

1. Meeting was called to order by J Rigler at 2:07pm. Present were directors: J Rigler, K. Slechta, D. Branch, O. Mansfield, M. Martinez and Epicenter Mgmt R. Franco.
2. **Hearing – Homeowners**
 - a. Noncompliant exterior paint: Directors reviewed the CC&Rs for the approved exterior paint for the community. ACTION ITEM: Rita to send out a letter to owner regarding the exterior paint.
 - b. Noncompliance on Montgomery Dr.: Property looks much better and broken vehicle has been removed.
3. Minutes from the February 9, 2021 were reviewed. Dana made a motion to approve the minutes, Oma M. seconded. Minutes were approved. Action items were reviewed. Some action items will be carried over to next month.
4. **New Business**
 - a. New Ad Hoc Committee established: Welcome Committee to be chaired by Marty McCormick with Gail Ward.
 - b. 2021 Board of Directors: Director's positions were assigned.

President: J Rigler
Vice President: Michael Martinez
Treasurer: Kathy Slechta
Secretary: Dana Branch
Member at Large: Oma Mansfield
5. **Old Business**
 - a. Discussion of Judgement against delinquent dues: J will follow up with the Attorney Bailey regarding judgements. In the future, Community Financials can also assist with IDRs and ADRs.
 - b. Road Asphalt/Seal Coat in Spring – Project postponed until home construction on Greene Dr. is completed.
6. **Treasurer's report**
 - a. Community Financials – January Financial Statement were reviewed. Kathy suggested moving the monthly board meeting later in the month since reports are available later in the month. Monthly meeting will be on the fourth Wednesday of the month.
 - b. Suncrest Bank – Accounts discussed.
 - c. Appoint new Approvers- Kathy will add new approvers to the portal.
 - d. Yearly Coupon Books – All residents should have already received their coupon book.
 - e. Maintenance Invoices – February 2021: Discussion about invoiced amount. Directors approved invoices for payment.
7. **Epicenter Communications**
 - a. Dropbox: ACTION ITEM: Rita to send Dropbox link to new directors.
8. **Committee Reports**
 - a. **Architectural committee**
 1. 32558 Greene Dr. – Retaining Wall: Application Approved

2. 32600 Greene Dr. – Tree Removal: Application Approved; Palm Removal- Application Approved with stipulation- Owner is financially responsible for the removal.

3. 32853 Riverside Dr. – Solar Panels: Application approved with stipulation: Next door neighbor must agree since panels will be in her view.

b. **Landscape committee**

1. Backflow Device installed by Jeff Friedman - Completed

c. **Social committee**

1. Pool opening May 1st: **ACTION ITEM:** Dana to reach out to Priscilla to discuss the social for May.

9. **Real Estate**

a. Lot Sale – 32949 Riverside Dr.: new owner to be confirmed

10. **Pool**

a. Furniture replacement – Dana has been researching the manufacture’s catalogs. **ACTION ITEM:** Dana will contact manufacturer to place the order.

b. Signs Faded- **ACTION ITEM:** Kathy to work on getting the signs replaced.

c. Caulking seams on Pool Deck area – **ACTION ITEM:** Kathy to find a new vendor.

11. **Wastewater Treatment Plant**

a. Leach field/12th Fairway challenges- Problem has been resolved.

b. Discussion of WWTP Focus Group – Focus group has been introduced by Michael Mahoney. Michael Martinez will oversee the focus group.

12. **Gates:** Lighting issues at the Main Gate - Completed

13. **Tributary:** Newsletter does not need to be published every month, maybe quarterly. A new editor is needed. **ACTION ITEM:** Dana to reach out to Joanie Stone about the Tributary.

14. **Next regular board meeting** – Wednesday, April 28, 2021.

Financial Meeting: March 31, 2021

15. **Adjournment:** Meeting adjourned at 4:23 pm