

THURSTON GROVE HOA
NOTICE OF BOD MEETING
WEDNESDAY, MARCH, 13th, 2024

Minutes from Thurston Groves Board of Directors meeting

DATE: Wednesday, March 13th, 2024

TIME: 6:30PM

LOCATION: Seminole Rec Center – 210B

Meeting called to order at 6:31 pm

1. Roll Call To Establish A Quorum – all 5 members were present
2. Approval Of Minutes (Waive Reading of Minutes)
 - a. Motion – Jamie
 - b. Second – Teja
 - c. Board Vote - Unanimous
3. Officer's Report – Jim
 - a. Financials are on target.
 - b. Requested David have the CD due dates add to the Financial Report
 - c. Proposed looking at putting more funds into more high yield CD's such as reserve funds added in January and some current operating funds. Possibly looking at prior reserve report on website
 - d. Discussed FI statute on interest from reserve accounts. David to investigate FL statutes.
4. Manager's Report – David gave his report which is attached at the end of the minutes.
5. **New Business**
 1. 2024 Budget
 - a. Jim gave his report earlier.
 2. Status of 2024 Dues
 - a. Two accounts need to pay their 2024 dues.
 - b. Three accounts are overpaid.
 - ii. One was contacted.
 - iii. Board is still trying to contact two more.
 3. Francisco's contract
 - a. Jamie made a motion to redo Francisco's contract.
 - b. Teja Second
 - c. Board Discussion - remove irrigation and review other tasks.
 - d. Board Vote – Unanimous

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4. Approval of Tree Trimming Invoice - \$3460
 - a. Jamie made a motion to pay the invoice.
 - b. Teja Second
 - c. Board Vote – Unanimous
5. Approval of Irrigation Invoice - \$2351
 - a. Jamie made a motion to pay the invoice.
 - b. Jim Second
 - c. Board Discussion
 - ii. The irrigation is running.
 - iii. The board is working on changing Francisco's scope of work and get an irrigation company.
 - d. Member discussion – it was asked who checks on licenses and insurance – David said Ameritech checks.
 - e. Board Vote - unanimous
6. Approval of Tree Removal Invoice - \$1165
 - a. Jamie made a motion to pay the invoice.
 - b. Teja Second
 - c. Board Vote – Unanimous
7. Proposal for updated Landscaping at both entrances – On hold
8. Lake Bros – David to ask Lake Bros to provide an evaluation of erosion and quote if work is needed.
9. Lake Accesses – community interest in designated entrances
 - a. Board motion to discuss community entrances.
 - b. Second
 - c. Board Discussion –
 - ii. Chris requested the code to the gate.
 - iii. It was discussed there are 4 easements.
 - iv. Someone questioned the piping from the end of Bob's property to the lake.
 - d. Board Vote – the board put the Lake access discussion to be continued at a later time

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10. Security Cameras Invoice - \$941.14
 - a. Jamie made a motion to pay the invoice.
 - b. Teja Second
 - c. Board Discussion –
 - ii. David is to email the board instructions to access the camera.
 - iii. the board needs to check into the quality of the proposed camera.
 - d. Board Vote – Unanimous
11. Basketball Hoops –
 - a. Two members of the three members of the Design Review Board were present.
 - ii. These two voted to update the DRB rules to allow Basketball hoops.
 - a. Julie Hirschfield
 - b. Lee Rivas
12. Spring Maintenance Reminder will be included in the Spring Newsletter
 - a. David to conduct the inspections in an unbiased manner.
13. Website - cost \$595 for the year
14. Ameritech Contract Addendum -Jamie is going to email David board questions on the increase.
15. Fining/Compliance committee update/status – David to contact the fining committee.
16. Spring Block Party – April 20th – Cinco de Mayo theme
6. Open discussion – ran out of time.
7. Adjournment
 - a. Motion to Adjourn - Jamie
 - b. Teja Second
 - c. Board Vote - Unanimous

DATE: 3/13/2024

TO: Thurston Groves- Board of Directors

FROM: Ameri-Tech Community Management -David Fedash

SUBJECT: STATUS REPORT - March- 2024

FINANCIAL REPORT:	YTD Operating expenses 10/26/2023	\$ 17,537.00
	Budgeted expenses	<u>\$ 17,727.00</u>
	YTD Over budget	\$ 190.00

OPERATING FUNDS: \$ 76,712..... RESERVES: \$ 151,082

CD \$ 60,000 9/18/23.. CD \$ 50,000 1/9/2024

Pending collection of HOA fees: 10222 Falcon... 10216 Thurston Groves Blvd

February Inspection: 18 Violations... Pending March Follow up...

Landscaping/Irrigation: Francisco

Tree trimming around lake: Completed

Tree removal on Citation: Completed

Irrigation Repairs: New timer/PVC pipe repairs/6 New Valves/Clean heads. Completed

Irrigation: Pristine Greene Irrigation: Proposals for Irrigation monthly checks \$ 220 per inspection... No contract. Proposal for an Irrigation Zone map \$ 1,650. For each zone, valve and irrigation head. **Pending Board approval**

Security Cameras: two new Hard drives installed. DVR/Modem not operating and were repaired to ensure recording... Camera at 102nd Ave found to have a foggy lens that is not repairable. Proposal for replacement with bullet style camera is \$ 439.00. Proposal for license plate cameras is approximately \$ 3,500.

Lake Brothers Update: Hydrilla control treatment scheduled to start end of March 50 % then 25% each of the following next 2 months. Erosion control: Erosion bags are costly at about \$120 per linear foot X 100 ft... Lake ~~Doctors~~ Recommending additional plantings as practical option.... Estimate \$ 2,000

Wall repairs: Completed

Pressure washing H2O: Completed

Entrance Landscape improvements: Pending board approval of design and budget for landscaping project.