

SQHOA meeting: Minutes of February 19 2020

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, LaTasha McDonald, Todd Mitchell, Mike Nowak, Lola Torres, and Laurie Acuncius.

Meeting called to order at 7:00 p.m.

- I. **Homeowner’s Forum:** No issues presented.

- II. **Secretary’s Report: Brenda Majdalani.** The January minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated- Mike Nowak, Second- La Tasha McDonald. All in favor, none opposed. Minutes approved.

- III. **Treasurer’s report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for January were circulated. January income was \$46,002.44. Expenses were reviewed and totaled \$5,412.54. See January Profit & Loss Statements available online. Balance sheet figures were also reviewed. See January Balance Sheets available online.

Delinquent Account Review: There are many properties that are delinquent for 2020 dues. The Board expects that more payments will be forth coming.

Acceptance of financial report – Motion to accept- Mike Nowak, 2nd- Lola Tores. All in favor, none opposed.

IV. **DR Violation report:**

There were 9 properties reported. Violations are not being posted to SmartWebs promptly. The Board plans to invite Erin to a Board meeting on a yearly basis so we can touch base and discuss any on-going issues. The Board will invite Erin to the next meeting in March. The Board also emphasized that because of the new software, everyone has the ability to take a picture of a DR violation and post it to the program or to send it to Erin.

2953 Quarry- The owner’s letter to the Board in response to attorney Radon’s letter was discussed. See below under Old Business.

7960 Quarry-the unapproved fence posts are still standing in the yard.

V. **ARC report: Robert SanPedro:**

3101 Indian Wells Ct- Previously the Board received a request for approval of a pool. A drawing was submitted, but no details provided to indicate whether this was an architectural drawing of the property, with planned landscape to be installed, or whether this was simply an artist's rendering. The Board has since received additional information indicating that the drawing submitted was an accurate representation of the project. The pool will have an automated top. There is already fencing around the property.

Motion to approve- Robert SanPedro, 2nd-Todd Mitchell. All in favor, none opposed.

Linda Ricker, 7746 Indian Town-previously sent in a request for approval of a Shed/Garden House. The Board had asked for details of the plan, and did not receive a response. The shed has already placed on the property despite the lack of Board approval. It was brought to the Board's attention that her shed does not match the color of the house. A letter will be sent to the owner in this regard.

7717 Indian Town- Jay Niese- request for a playset: Request for a wooden playset to be installed in the backyard.

Motion to approve- Brenda Majdalani; 2nd- Robert San Pedro. All in favor, none opposed.

VI. **Grounds Report- Lola Torres: Pond report:** The Board will get estimates for pond maintenance from Aqua Doc when the weather breaks, as well as quotes from Shawn at Aqua Ponds and John Poggi. The Board would like a list of recommended services and the cost for same as part of the estimates. The Board would also like estimates on the cost to clean and remove debris from the shoreline of the pond. Lola suggested that the Board measure the depth of the pond in various areas so as to have the best information available regarding fountain placement in the spring.

It was also suggested that the Board put a list of pond maintenance and activities in the newsletter to residents, to keep everyone advised as to on-going maintenance of the area. John Walczak suggested that letters be sent to owners of property around the pond to solicit email addresses that could then be used for pond notifications.

VII. **Welcome Committee: LaTasha McDonald:**

LaTasha reported that no Welcome Baskets were delivered this month, but deliveries are scheduled to the following addresses:

-7657 Indian Springs; and

-7672 Long View.

VIII. **Old Business:**

1. **2953 Quarry:** On going issues with this property were discussed. The owner lives in Florida and rents the property. The owner finally responded to attorney Radon's letters. The owner will remove the tree stumps in back of the property but argues the stump in front prevents people from driving over the lawn. Given its position in the yard, the Board doubts this is true. The Board will send a response to the owner requesting the removal of all stumps.
2. **Cul de sacs:** The Board will get estimates for this project. Tony at ProEdge wants to discuss options with the Board for this project. The Board is also due to discuss the landscaping contract for this year. The Board suggested polling owners on the cul de sacs to see what they would like to see done. John Walczak suggested that a list of yearly and monthly landscape needs be drawn up for the quote process.
3. **Ring Cameras at Entrances:** The Board discussed using Ring cameras at the entrances. The Villa HOA is interested in participating in this project. We will need internet communication at both Guardhouses as well as the entrance from the Estuary. The subscription to save the videos to the Cloud is \$3/month. Internet options for the entrance at the Estuary were also discussed.
4. **Beautification issues- Mike Nowak:** Mike discussed the need for beautification work that needs to be done in some common areas like Pocket Park. The shoreline needs work, since soil is being eroded away. Weeds also need to be removed.
5. **Fountains:** The Board discussed swapping the fountains this year by putting the smaller fountain in the shallow end of the pond and the bigger fountain out in the deeper area of the pond.

New Business: None.

The meeting adjourned at 8:20 p.m.

Motion to Adjourn: Mike Nowak. 2nd- Todd Mitchell. All in favor. None opposed.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA