

AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.

A Florida Not For Profit Corporation - 59-1853262
P.O. Box 1712, Palm Harbor, FL 34682-1712

Board of Directors Meeting - April 13, 2020

Held at: Because of the current coronavirus (COVID-19), the meeting was conducted over the Internet using Zoom Technology/conference calling.

Meeting was called to order at 6:38pm for the purposes of conducting the regular monthly meeting of the Association's Board of Directors. A quorum was present.

Those in attendance included:

BOARD MEMBERS:

Apa, Karen - President
Bryce, Tim - Secretary
Omanoff, William - Treasurer (came midway through the meeting)
Rinker, Mary Ann - Vice President
Lindberg, David
Ronayne, Theresa
Sharkey, Jerrold (via Skype connection)
Sharkey, June (via Skype connection)

Absent:

Plihal, Nicole

GUESTS:

Daly, Lisa - resident
Ronayne, Jim - resident
Wilson, Dick - resident

PRESIDENT'S REPORT - Karen Apa

1. The Board has taken precautions to prevent the spread of the COVID-19 (coronavirus) currently spreading in the United States. Specifically, the Park is closed until further notice.
2. Modifications to the park are in progress. Specifically, the Tennis Resurfacing project has been delayed due to the virus. It has been pushed back approximately three weeks.

SECRETARY'S REPORT - Tim Bryce

1. The Secretary read the minutes of the Board Meeting of March 9, 2020. The Secretary made a motion to accept the minutes as read, seconded by Mary Ann Rinker; unanimously approved.

2. The Secretary reported since the March Board meeting we have collected:

#8 - 03/16/2020 - Annual Dues - \$3,637.89
#9 - 04/02/2020 - Annual Dues - \$3,337.90
TOTAL \$6,975.79

3. The Secretary reported 23 people have not yet paid their annual dues; 3 are paying quarterly. A second set of letters will be sent to those still in arrears.

4. The Secretary read vouchers for bills paid following the March Board meeting:

#15 03/11/2020 - Pinellas County Utilities - water/sewer - \$84.65
#16 03/15/2020 - Eagle Scouts Troop 9 - wind screen repair donation - \$200.00
#17 03/15/2020 - Florida Courts, Inc. - resurface tennis courts (50%) - \$5,500.00
#18 03/15/2020 - Karen Apa - zip ties & locksmith - \$70.98
#19 03/15/2020 - Karen Apa - Internet (2 years) - \$864.23
#20 03/16/2020 - Karen Apa - park benches & trash rec. (deposit) - \$400.00
#21 03/16/2020 - Pinellas County Utilities - water/sewer - \$97.88
#22 03/25/2020 - Duke Energy - Lake bubbler - \$33.31
#23 03/25/2020 - Duke Energy - Lake bubbler - \$5.57
#24 03/25/2020 - Duke Energy - Lake bubbler - \$92.36
#25 03/28/2020 - Countryside Locksmith - Park Locks - \$1,766.00
#26 04/02/2020 - Nature Coast Landscape - Lawn & misc - \$2,000.00
#27 04/02/2020 - Duke Energy - street lighting - \$918.08
#28 04/02/2020 - Waste Connections - waste removal - \$2,050.00
#29 04/10/2020 - Bill Omanoff - stamps - \$22.00
#30 04/10/2020 - Tim Bryce - stamps - \$11.00

The Secretary made a motion to pay the bills retroactive, seconded by June Sharkey; unanimously approved..

5. The Secretary reviewed the Budget income and expenses Year-to-Date. Motion was regularly made by the Secretary and seconded by June Sharkey to accept the Budget Analysis and attach the report to these minutes.

OLD BUSINESS

1. As per the March meeting, Karen Apa reported we have a new CPA (David Ormiston) and have moved the Association's finances from PNC to BB&T. More on this from the Treasurer later.

Community Projects:

1. As per the March meeting, Karen Apa has ordered three more trash cans and a picnic table for the Park. These will be delivered soon.

2. June Sharkey reported on the lighting at the front entrance. She received three bids:

\$4,900 - Accurate Lighting
\$5,000+ - Spark Lighting
\$2,799.29 - Night Owl

June and Mary Ann Rinker are familiar with Night Owl's work and finds it satisfactory. Consequently, June Sharkey made a motion to accept the bid from Night Owl, seconded by Jerry Sharkey, and unanimously approved.

3. Mary Ann Rinkler reported on the Tennis Court & Dog Park fencing and locks, which will be installed April 16th. Mary Ann will provide the Secretary with the final bills upon completion.
4. Karen Apa reported we are planning on producing a digital newsletter on May 1st. In addition to the President's remarks, David Lindberg will provide a report on the lakes, and the Ronaynes will report on compliance.
5. Karen Apa said it is getting time to produce the 2020 AWAH Directory.

TREASURER'S REPORT - Bill Omanoff

1. We currently have \$18,279.59 in our checking account, and \$163,202.28 in our Money Market account for a total of \$181,481.87
2. The Treasurer reported we have moved our finances from PNC to BB&T (as approved at the March board meeting).BB&T offers better service at less expense. Our new CPA will come on board when the bank details are settled.
3. The Treasurer has prepared a 1st draft of the revised Rules & Regulations. He asks the Board to review and submit suggestions. He is now reviewing the Bylaws.

COMPLIANCE

1. Karen Apa mentioned we are looking for two more neighbors to serve on the Compliance Committee.
2. Theresa & Jim Ronayne reported there are eight properties with compliance issues:
 - Three haven't changed.
 - Three have been talked to and will comply.
 - Two cannot be contacted.

LAKE COMMITTEE

1. David Lindberg reported he has spoken to Ryan Sullivan who claims neighbors must be cautious about dumping too much chlorine from their pools into the lakes. David will look into this matter more closely.
2. David says we need to schedule a meeting with lake residents to discuss maintenance issues. This is complicated by the coronavirus. Perhaps a Zoom Internet conference meeting.
3. David reported the back AWAH sign is in need of some repair. A tree was growing within it, which he has sawed off.

GUEST QUESTIONS

1. Lisa Daly asked if we are getting a new attorney? Karen Apa responded, Yes we are.
2. Dick Wilson said he had some trouble hearing some of the audio portions of tonight's meeting, but thanked the Board for their participation.

Tim Bryce made a motion to close the public portion of the meeting, Mary Ann Rinker seconded, and unanimously approved at 7:35pm.

Discussion ensued regarding compliance issues, particularly mildew problems on fences.

Motion was regularly made by Tim Bryce, seconded by Mary Ann Rinker, to adjourn the meeting; unanimously passed.

Next Board meeting will be held: Monday, May 11, 2020, 6:30pm at TBA.

Meeting adjourned at 7:54PM.

Respectfully Submitted,

Tim Bryce
AWHA Secretary

MINUTES APPROVED: MAY 11, 2020

AS OF: 4/13/2020

AWHA INCOME		2019 ACTUALS	2020 BUDGET	2020 ACTUALS	DIFFERENCE
6010-000	MAINT FEE - OPERATING		\$176,459.25	\$158,847.96	(\$17,611.29)
6025-000	MAINT FEE - RESV - LAKE EROSION		\$2,000.00	\$0.00	(\$2,000.00)
6026-001	MAINT FEE - RESV - TREES		\$5,000.00	\$0.00	(\$5,000.00)
6057-000	MAINT FEE - RESV - FENCE		\$0.00	\$0.00	\$0.00
6024-000	MAINT FEE - RESV - BASKETBALL RESURFACE		\$0.00	\$0.00	\$0.00
6024-001	MAINT FEE - RESV - TENNIS CT RESURFACE		\$0.00	\$0.00	\$0.00
6024-002	MAINT FEE - RESV - PAVING PARK		\$0.00	\$0.00	\$0.00
6024-003	MAINT FEE - WIND SCREEN		\$0.00	\$0.00	\$0.00
6070-000	INTEREST INCOME - OPERATING		\$0.00	\$0.00	\$0.00
6071-000	INTEREST INCOME - RESERVES		\$0.00	\$0.00	\$0.00
6076-000	INTEREST INCOME - OWNER		\$0.00	\$0.00	\$0.00
6025-500	OTHER INCOME 45 DAY PRE LIEN		\$0.00	\$1,392.03	\$1,392.03
6099-000	CASH FROM PRIOR YEARS		\$7,000.00	\$0.00	(\$7,000.00)
6900-000	INCOME TRANSFER TO RESERVE FUND		(\$7,000.00)	\$0.00	\$7,000.00
6901-000	INTEREST TRANSFER TO RESERVE		\$0.00	\$0.00	\$0.00
	TOTAL INCOME	\$0.00	\$183,459.25	\$160,239.99	(\$23,219.26)
					(\$23,219.26)
AWHA EXPENSES					
	ADMINISTRATIVE				
7110-000	INSURANCE - GENERAL		\$4,302.00	\$0.00	(\$4,302.00)
7110-001	INSURANCE - WORKERS COMP		\$644.00	\$0.00	(\$644.00)
7110-003	INSURANCE D&O		\$1,933.00	\$0.00	(\$1,933.00)
7210-000	LEGAL & PROFESSIONAL		\$5,000.00	\$0.00	(\$5,000.00)
7211-001	LEGAL - LITIGATION		\$5,000.00	\$0.00	(\$5,000.00)
7211-002	LEGAL EXPENSE - LIEN FORECLOSURE		\$5,000.00	\$0.00	(\$5,000.00)
7310-002	TAXES - CORP ANNUAL		\$61.25	\$0.00	(\$61.25)
7410-000	MANAGEMENT FEE		\$14,179.00	\$0.00	(\$14,179.00)
7510-000	ADMIN EXPENSES - GENERAL		\$2,500.00	\$273.90	(\$2,226.10)
7510-001	ADMIN EXPENSES - MEETINGS		\$900.00	\$0.00	(\$900.00)
7510-008	ADMIN EXPENSES - MISC		\$700.00	\$284.99	(\$415.01)
7510-011	ADMIN-WEBSITE		\$800.00	\$864.23	\$64.23
7510-099	ADMIN EXPENSE - 45 DAY PRE LIEN		\$0.00	\$0.00	\$0.00
7810-000	UNCOLLECTED ASSESSMENTS		\$3,000.00	\$0.00	(\$3,000.00)
	TOTAL ADMIN EXPENSES	\$0.00	\$44,019.25	\$1,423.12	(\$42,596.13)
					(\$42,596.13)
	SERVICES AND UTILITIES				
8012-001	SECURITY SHERIFFS DEPT		\$25,740.00	\$0.00	(\$25,740.00)
8110-000	REPAIR & MAINTENANCE - GENERAL		\$10,200.00	\$7,906.97	(\$2,293.03)
8110-006	R & M - SUPPLIES		\$500.00	\$49.98	(\$450.02)
8110-018	R & M - SIDEWALKS		\$0.00	\$0.00	\$0.00
8110-020	R & M - ELECTRIC		\$2,500.00	\$2,276.20	(\$223.80)
8150-000	OPERATING CONTINGENCY		\$15,000.00	\$0.00	(\$15,000.00)
8210-001	GROUND - LAWN SERVICE		\$24,000.00	\$2,000.00	(\$22,000.00)
8210-004	GROUND - TREES		\$10,000.00	\$0.00	(\$10,000.00)
8210-009	GROUND - IRRIGATION REPAIRS		\$2,000.00	\$0.00	(\$2,000.00)
8210-012	GROUND - LAKE TREATMENTS		\$5,000.00	\$400.00	(\$4,600.00)
8710-003	UTILITIES - ELECTRIC - STREET LIGHTS		\$12,500.00	\$0.00	(\$12,500.00)
8710-009	UTILITIES - WATER		\$3,000.00	\$182.53	(\$2,817.47)
8710-011	UTILITIES - REFUSE REMOVAL		\$29,000.00	\$6,240.00	(\$22,760.00)
	TOTAL SERVICES & UTILITIES	\$0.00	\$139,440.00	\$19,055.68	(\$120,384.32)
					(\$120,384.32)
	TOTAL EXPENSES	\$0.00	\$183,459.25	\$20,478.80	(\$162,980.45)
					(\$162,980.45)
	TOTAL INCOME	\$0.00	\$183,459.25	\$160,239.99	(\$23,219.26)
	TOTAL EXPENSES	\$0.00	\$183,459.25	\$20,478.80	-\$162,980.45