

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 - June 8, 2020

Meeting was called to order at 6:38 pm 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
Rinker, Mary Ann - Vice President
Lindberg, David
Ronayne, Theresa
Sharkey, June

Absent:

Sharkey, Jerrold
Plihal, Nicole

GUESTS:

Callan, James - resident
Daly, Lisa & Greg - resident
Pizzano, Beverly - resident
Pizzano, Carol - resident
Pukas, Heidi - resident
Ronayne, Jim - resident
Smallwood, Carrie - resident
Thomas, Charles & Patty - residents

All were welcomed by the President.

PRESIDENT'S REPORT - Karen Apa

1. Since opening the Park recently, after the COVID-19 outbreak, there have been a few incidents causing concern for safety and authorized use of the Park. Consequently, the Board has been exploring the idea of obtaining a surveillance system. This will be discussed later in the meeting.

SECRETARY'S REPORT - Tim Bryce

1. The Secretary distributed the minutes of the Board Meeting of May 11, 2020 to the Board prior to this meeting.. The Secretary made a motion to accept the minutes as printed and distributed, seconded by David Lindberg; unanimously approved.

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

#13 - 04/17/2020 - Annual Dues - \$2,781.58
#14 - 04/28/2020 - Annual Dues - \$ 600.00
#15 - 05/07/2020 - Annual Dues - \$2,225.26
Electronic payment from M&A - \$1,112.63
TOTAL \$6,719.47

3. The Secretary reported 7 people have not yet paid their annual dues (down 7 homeowners since last month); 6 are paying in installments, one should be paid soon due to sale of house. The Board should consider turning over the unpaid dues to our attorney. The Secretary, therefore, made a motion to send the names of those residents who have not paid any dues over to our lawyer; seconded by Bill Omanoff, unanimously approved.

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

#44 05/29/2020 - T'S MARKET & PRODUCE - Park Benches - \$1,516.48 - 8110-000
#45 06/01/2020 - DOG ON IT PARKS - Watering Station - \$2,647.00 -8110-000
#46 06/04/2020 - DUKE ENERGY - Electricity - \$842.35 - 8110-020
#47 06/04/2020 - DUKE ENERGY - Electricity - \$24.72 - 8110-020
#48 06/04/2020 - DUKE ENERGY - Electricity - \$66.54 - 8110-020
#49 06/04/2020 - WASTE CONNECTIONS - Monthly waste - \$2,140.00 - 8710-011
#50 06/04/2020 - PINELLAS COUNTY UTILITIES - Park Water - \$675.59 - 8710-009
#51 06/04/2020 - PINELLAS COUNTY UTILITIES - Water/Sewer - \$144.92 - 8710-009
#52 06/04/2020 - PINELLAS COUNTY UTILITIES - Water/Sewer - \$140.51 - 8710-009
#53 06/04/2020 - PINELLAS COUNTY UTILITIES - Water/Sewer - \$35.57 - 8710-009
#54 06/04/2020 - NATURECOAST LANDSCAPE - Grounds Maint - \$2,125.00 -
8210-001
TOTAL - \$10,358.68

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

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

6. The Secretary made mention that at the May Board meeting Beverly Pizzano claimed she had a check for approximately \$180 left over from last year and will give it to the Secretary for processing. As of today, the money has not been received by the Secretary.

TREASURER'S REPORT - Bill Omanoff

1. The Treasurer said we are completing the transfer of money from PNC to our new bank, BB&T.
2. The Treasurer said we currently have \$7,495.46 in our checking account, and \$160,000.00 in our Money Market account for a total of \$167,495.46
3. The Treasurer reported our new accountant, David Ormiston, will issue monthly banking statements starting with the July meeting.
4. Jim Callan asked if our new accountant was insured and bonded. The Treasurer said Yes.

OLD BUSINESS

1. Karen Apa stated the Park is now open, but there are a few more changes in the works. This Wednesday-Sunday the dog park will be closed for maintenance.
2. Bill Omanoff discussed the use of Security Surveillance Camera at the Park. He received four proposals, two of which were cost prohibitive. The proposal he recommends includes seven cameras (4K cameras - offers great detail), and will cover the Park completely. The cost would be \$9,530.00 for the main unit; and possibly \$1,072.00 for an extra box to house a router. Total, approximately \$11,700. There were some questions from the guests pertaining the capabilities of the system.

Bill then made a motion to move forward with the project (sign a contract) for the new surveillance system; Theresa Ronayne seconded; passed.

CANCEL - Zoom abruptly cancelled the meeting at 7:05pm. Fortunately, we could log back in and the meeting was re-started at 7:12pm.

3. Lake Update - David Lindberg - David was given a copy of the 2018 Reserve Study and he put it in the Association's Google Drive account, and asks that the Board read it. He said he spoke with Ryan Sullivan, who has been taking care of the lakes, who warned if we remove the bubblers, it will kill the fish.

David said he read in the Reserve Study that it would cost approximately \$100,000 to dredge the lakes.

4. Karen Apa said we are getting close to producing a newsletter and the 2020 Resident Directory.

5. The Secretary said now is the time to start thinking about building up our financial reserves. We are now half way through the year and, after the surveillance system, we will have spent approximately \$60,000. With our major projects completed for the year, we should retain a substantial amount of money for the reserves.

6. VP Mary Ann Rinker is still working on upkeep of the Dog Park. We have found it necessary to separate the big dogs from the little dogs. This will require a modification to our fencing, which should be relatively inexpensive to implement. Mary Ann will get estimates for the Board to consider at the July meeting.

7. Compliance - Jim Ronayne - there are currently 18 homes on our list with infractions, some minor, some major. Jim Callan asked for the status of the house on Pond View Court, which is being handled by our attorney.

Carol Pizzano asked about an electronic lock on the Tennis Court door. She was told, if the door remains open too long, Compliance will be electronically notified.

Beverly Pazzano asked about the house on 3212 Harvest Moon Drive. This was recently sold and the new owner is in the process of cleaning up the property.

Guests were then asked to exit the meeting so the Board could discuss details about Compliance.

The next Board meeting will be held: Monday, July 13, 2020, 6:30pm at TBA.

Motion was made by the Secretary, seconded by the President to close the meeting. Meeting adjourned at 7:46pm.

Respectfully Submitted,

Tim Bryce
AWHA Secretary

AS OF: 6/8/2020

AWHA INCOME		2019 ACTUALS	2020 BUDGET	2020 ACTUALS	DIFFERENCE
6010-000	MAINT FEE - OPERATING		\$176,459.25	\$171,117.95	(\$5,341.30)
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	\$172,509.98	(\$10,949.27)
					(\$10,949.27)
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	\$455.79	(\$2,044.21)
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	\$1,605.01	(\$42,414.24)
					(\$42,414.24)
	SERVICES AND UTILITIES				
8012-001	SECURITY SHERIFFS DEPT		\$25,740.00	\$0.00	(\$25,740.00)
8110-000	REPAIR & MAINTENANCE - GENERAL		\$10,200.00	\$26,657.27	\$16,457.27
8110-006	R & M - SUPPLIES		\$500.00	\$234.30	(\$265.70)
8110-018	R & M - SIDEWALKS		\$0.00	\$0.00	\$0.00
8110-020	R & M - ELECTRIC		\$2,500.00	\$4,152.39	\$1,652.39
8150-000	OPERATING CONTINGENCY		\$15,000.00	\$0.00	(\$15,000.00)
8210-001	GROUND - LAWN SERVICE		\$24,000.00	\$4,125.00	(\$19,875.00)
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	\$700.00	(\$4,300.00)
8710-003	UTILITIES - ELECTRIC - STREET LIGHTS		\$12,500.00	\$0.00	(\$12,500.00)
8710-009	UTILITIES - WATER		\$3,000.00	\$1,995.22	(\$1,004.78)
8710-011	UTILITIES - REFUSE REMOVAL		\$29,000.00	\$10,430.00	(\$18,570.00)
	TOTAL SERVICES & UTILITIES	\$0.00	\$139,440.00	\$48,294.18	(\$91,145.82)
					(\$91,145.82)
	TOTAL EXPENSES	\$0.00	\$183,459.25	\$49,899.19	(\$133,560.06)
	TOTAL INCOME	\$0.00	\$183,459.25	\$172,509.98	(\$10,949.27)
	TOTAL EXPENSES	\$0.00	\$183,459.25	\$49,899.19	-\$133,560.06
	TOTAL DUES PER UNIT (163 UNITS)	\$0.00	\$1,125.52	\$306.13	