



AUTUMN WOODS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 29, 2019

Call to Order – The meeting was called to order at 6:32 PM. by Steve Paley, Vice President

Roll Call – Steve Paley, Arleen Love, Linda Laguna, Stu Kaminsky, Heidi Pukas and Hal Ziecheck were all present. Nancy Lucas, LCAM, was also present from Management and Associates.

Proof of Notice – Proof of Notice of the meeting was presented by Nancy Lucas, LCAM. Notice was posted in the community and on the community website.

Resignation of Frank Miller and James Callan- Hal Ziecheck made a motion, seconded by Stu Kaminsky to accept the resignations of Frank Miller and James Callan. All in favor. Motion passed unanimously.

Appoint Vacancy- Steve Paley made a motion, seconded by Hal Ziecheck to appoint Mike Vincelli to fill a vacancy on the Board of Directors. All in favor. Motion passed unanimously.

Reading and Disposal of Any Unapproved Minutes- Hal Ziecheck made a motion, seconded by Heidi Pukas to approve the minutes from 8.13.19 and 9.24.19 as written. All in favor. Motion passed unanimously.

Vice President's Report- Steve Paley went over the current balance sheet. Expenses increased due to insurance and legal fees. Over budget in administrative expenses and under budget in services and utilities.

Manager's Report- Nancy Lucas went over delinquent accounts. See attached management report. Hal Ziecheck made a motion, seconded by Heidi Pukas to waive any late fees under \$9.99. All in favor. Motion passed unanimously.

Hal Ziecheck made a motion, seconded by Steve Paley to send letters to the owners that are delinquent stating that their voting rights have been suspended until paid in full. All in favor. Motion passed unanimously. Nancy will send draft letter to the Board of Directors to review before it is mailed.

Committees-

Compliance- Nancy Lucas, LCAM and Theresa and Jim Ronayne have been driving through the community on a regular basis. Jim continues to make phone calls when he and Theresa see something that is a non-compliance issue. Most owners are compliant once they receive the phone call. House on East Chestnut has removed the fallen tree. However, the stump still remains. Pond View Court is still non-compliant. The lawn is in need of serious cleanup. Linda Laguna stated she would contact the occupant to ask if it is ok for a volunteer Board member to mow their lawn. Harvest Moon Drive there is still a basketball backboard that needs to be painted. Glenside still has one home that needs to pressure wash the exterior. Jim and working on contacting these owners diligently.

Jim and Theresa's efforts are greatly appreciated.

Community Relations- Nancy Lucas, LCAM will send a new resale report to the Welcome Committee. We will update the cover page of the welcome packet to include items such as trash pick-up is included in your yearly fees along with days of pick-up.

Maintenance-

Holiday Lights- Hal Ziecheck made a motion, seconded by Stu Kaminsky to approve the purchase of up to \$1000.00 for the replacement of the aging lights and décor for the entrance. All in favor. Motion passed unanimously. Outside vendors were contacted for proposals to install Holiday Décor, however it was more than the Board wanted to spend. An e-blast did go out asking for volunteers to help with decorating the entrance. There was no response. Michelle Wirgha had already committed to helping Mike Vincelli. Hal Ziecheck and Stu Kaminsky volunteered at the meeting to also help with the Holiday decorations.

Sealing Parking Lot at the Park- The contractor recommends to wait 9 months to one year before sealing the new asphalt of the parking lot. This is something that will need to be done next spring.

Swings/Picnic Tables- Hal Ziecheck made a motion, seconded by Stu Kaminsky that if delinquent dues are collected in a timely manner to go ahead with the purchase of the new swings at the cost of \$4500.00, and to purchase one picnic table at the cost of \$1395.00 plus tax and three new trash cans at the cost of \$900.00. All in favor. Motion passed unanimously.

Park Improvements- Mike Vincelli has been working very hard on a plan for park improvements. He has sent out a couple of emails inviting owners to the park to discuss the needs of the community. Plan in next year's budget.

Tennis Court Resurface-The Board of Directors have decided to hold on this project for now and to form a committee next year to see what the owners want. Such as pickleball and tennis court stripping. The resurface was budgeted for in the reserves.

Basketball Court Resurface- The resurface was budgeted for in reserves. The basketball court is in bad shape and could become a liability. We are moving forward with the proposal from Florida Courts for the cost of \$5300.00. This will be scheduled in the upcoming weeks.

Bushes at the Back Entrance- Mike Vincelli removed the old bushes and new have been planted. Marigolds have been planted in the back flower box. Hal Ziecheck repaired the split rail fence at the back entrance.

Lake Report- Steve Paley reported that the chemical testing levels are all normal in the lakes. Hal Ziecheck mentioned that it would be beneficial to develop a Lake Committee next year for the future needs of the lake and have a company do a muck study to determine the condition of the lakes. Hal Ziecheck made a motion, seconded by Heidi Pukas to pay Karl Minieri at 3170 Harvest Moon Dr. \$60.00 monthly for the electric use for the lake aerator going back to August 2019 through the end of the year and continuing each month thereafter. All in favor. Motion passed unanimously.

New Business-

Duke Energy Repairs- Hal Ziecheck reported that Duke Energy has replaced one rusted out electric box on Harvest Moon Drive and Duke Energy will contact WOW to change one electrical meter box on Autumn Drive.

Sheriff's Dept. Patrol- Steve Paley reported that the Sheriff's Department would be providing extra patrol for Halloween.

Adjournment -Linda Laguna made a motion, seconded by Heidi Pukas to adjourn the meeting at 8: 15 PM. All in favor. Motion passed unanimously.

Submitted by: Nancy Lucas, LCAM

Approved by: _____

