



AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
February 21, 2022

**Roll Call** – Theresa Ronayne, James Fogarty, Steve Heller, Greg Daly, Christine Visnic, and Jill Lafrenz;  
June Starkey absent

**Call to Order** – The meeting was called to order at 6:33 PM by Jill Lafrenz

**Residents in attendance:** 20

**Disposal of Any Unapproved Minutes** – The board had wanted to approve both the Annual meeting minutes and the January minutes at this meeting. The Annual meeting minutes have been reviewed but can only be approved at the next annual meeting. As the January minutes have been sent to the board, Jill Lafrenz made a motion that the reading of the minutes be waived and the January minutes be approved. The motion was seconded by Theresa Ronayne and passed unanimously.

**Presidents Report** Theresa Ronayne the comments during this meeting will only address agenda items. Residents will be recognized at the end of the meeting. Let's keep this meeting to an hour and a half.

**Treasurers Report.** James Fogarty Our accounts are in very good shape with \$193,000 in checking and \$56,000 in reserve. Jim suggested that we consider moving some of our money into a money market account so it isn't all in one place. On average we spend about \$10,000 per month.

Jim reported that a Compiled Financial Statement report would cost about \$950, and an audit would be about \$3000. Since we do not have many audits on record it would be a good idea to do a full audit. Jim will investigate and report back at the next meeting.

**Committees.**

**Compliance:** Jim Ronayne. The guidelines for sheds to be placed on a property have been drafted and are pending review. Before installing a shed, you must submit and Architectural request form. The "Opt-in" response letter that allows the HOA to use homeowner's emails for communication is pending approval. Jill Lafrenz made a motion to approve the letter and send it out to the community. Steve Heller seconded, and the motion passed unanimously.

Homeowner's garbage cans should not be visible from the street and can only be at the curb during the stated times. A reminder email about these requirements will be sent to all homeowners.

The community review in March will focus on driveways, sidewalks, and lawns all of which require homeowner attention.

Our rules and Regs say that rooves need to be cleaned, but power washing can damage an older roof so that needs to be addressed in our documents.

Non-Compliance issues reported as follows: Only lot numbers will be given.

Lot 2 has structural damage and is under construction. There is plywood covering the front door. Jim is working with the homeowner on this issue.

Lot 35. Has a garage door panel painted a different color than the rest of the door

Lot 113. Has a car on jack stands

Lot 1. Ivy growing on the association's brick wall that must be removed.

Lot 49. A large trailer is parked in the driveway. The homeowner is doing a landscaping project, and the trailer will be removed shortly.

### **Community Relations: Jill Lafrenz**

Gayna Roberts and Beverly Pizzano have volunteered to work on the community activities and will put an events schedule together.

### **Maintenance: Greg Daly**

The camera in the park should be fixed and done this week. Benches for the dog park and tennis court will need to be ordered online as they are unavailable locally right now. They should cost around \$450. Christine Visnic made a motion that the board have Greg order four benches not to exceed \$450 each. The motion was seconded by Steve Heller and it passed unanimously. The back board for the tennis court is not a common item. Greg will continue to search. The bike rack will cost around \$425. Steve Heller made a motion to authorize Greg to purchase a bike rack, price not to exceed \$450. Jill Lafrenz seconded and it passed unanimously. Jill Lafrenz talked with the electrician and requested a report on the status of the front entrance.

### **Architectural Committee: June Sharkey**

A resident has sent an application to the architectural committee for solar to be put on his roof in the front of his home. The application was accompanied by thorough documentation for the project. Although our rules prohibit solar on a front roof, the Florida law states that an HOA cannot refuse the request if it is the best place according to the solar company. By approving the HOA is setting a precedent for the community going forward. The motion to approve was made by Greg Daly, seconded by Steve Heller, and passed unanimously. The board was pleased with the documentation submitted for this project and would like to use that as a standard for other applications.

**Old Business:** Theresa reminded us that there will be an Adopt-A-Pond informational meeting on Monday February 28<sup>th</sup> at 7PM via Zoom. Melissa Harrison, the County's leader of the program will be there to explain how the program works. Our current garbage contract was reviewed by Theresa and Jill.

The cost per homeowner is roughly \$17 per month with a 4% increase per year built into the contract. In comparison the cost for a single household would be roughly \$40 per month. No action needs to be taken at this time. Christine Visnic reported that a water fountain in the park would cost between

\$1000 and \$4000 and must be handicapped accessible. She will continue to investigate the availability of potable water in the park.

**New Business:**

We need to purchase mulch, roughly 75 cubic yards, for the park and entrance. Greg will contact our lawn service and find out if he can order and spread the mulch.

**Guest Comments:**

Steve Paley has a copy of the 2018 audit and will share this with James Fogarty.

Beverly Pizzano asks that all former block captains consider coming back to the service of the community. She asks that board members be at these events. Steve Heller commented that these events are a very important part of our community life.

Maryann Rinker said that Woody's in Holiday has mulch at a very good price.

The remainder of the comments were not related to the meeting's agenda.

Greg Daly made a motion to compel the association to pay for the spraying of the lakes, that would include private property. This motion was not related to agenda items. The motion was seconded by Christine Visnic and a vote was taken with 5 board members present for a quorum. The results are as follows:

Theresa Ronayne.	No
Jill Lafrenz	No
Steve Heller	No
Greg Daly	Yes
Christine Visnic	Yes

Jill Lafrenz then closed the meeting at 8:35 pm whereby guests left the Zoom Meeting.

The next board meeting will be held on Monday March 21, 2021, at 6:30 pm via Zoom.

Submitted by: Jill Lafrenz

Approved by: 