

Aqua Solis HOA Board of Director's Meeting Minutes 12/3/2021

Present: Jim Gulino (Vice President), Kris Boyle (Secretary/Treasurer), Cindy Ready (Board member) and Corine Milne (Board member), Wendy Harden (Ameri-Tech), Steve Jarboe (Ameri-Tech), and members of the HOA community

Mr. Gulino called the budget meeting to order at 6:32 pm, seconded by Ms. Ready.

Certification of Quorum

- There were 4 Board members present and a combination of proxies and homeowners in attendance equal to 25
- A quorum was certified.

Vote to Waive the Financial Reporting

- A vote on whether to waive the financial reporting was taken and it was unanimously agreed to waive it.

Board Approval of 2022 Annual Budget

- Mr. Gulino listed some of the unexpected expenses encountered in 2021, which included gate maintenance, gutter cleaning, replacement of the pool filter grids and a chemical monitoring system, changing of pool companies, and the street repair plus an engineer's report.
- He mentioned other projects completed or still scheduled for this year which included the soft washing of the buildings, pool area and sidewalks, as well as palm tree trimming.
- We had some unused budgeted funds from 2021 which are being transferred to a general reserve for 2022. We will also continue to budget \$8,000 in an operating contingency line, to pay for unforeseen expenses that might come up next year.
- Mr. Gulino spoke about some HOA fee delinquencies and the process the Board and property managers are following to recoup those monies.
- Mr. Gulino made a motion to approve the 2022 budget, seconded by Ms. Boyle. The 2022 budget was approved by the Board.
- The monthly HOA dues will remain at \$310/mo. for 2022.

The Budget meeting was adjourned at 6:51 pm.

Annual Meeting

The Annual Meeting was called to order at 6:51 pm

Proof of Notice of Meeting

- The notice of the meeting was mailed to all homeowners in the appropriate time frame. It was also posted in a location visible to all residents.

Certifying of Proxies and Establishment of a Quorum

Proxies were certified and a quorum was determined.

Reading of the minutes from the last members' meeting was waived.

Election of New Directors

- Two members submitted letters of intent to be Board members; Ms. Kris Boyle and Ms. Stacey Gillette.
- There were no nominations made from the floor
- Ms. Gillette and Ms. Boyle will be the new members of the Board, with Mr. Gulino, Ms. Ready and Ms. Milne continuing their terms.

Annual meeting adjourned at 6:54pm.

Organizational Meeting of the new Board

Meeting was called to order at 6:55 pm.

- Ms. Boyle made a motion for Mr. Gulino to be Board President; seconded by Ms. Ready. All approved.
- Mr. Gulino made a motion for Ms. Boyle to be Board Vice President; seconded by Ms. Ready. All approved.
- Mr. Gulino made a motion for Ms. Ready to be Treasurer; seconded by Ms. Boyle. All approved.
- Mr. Gulino made a motion for Ms. Milne to be Board Secretary; seconded by Ms. Boyle. All approved.
- Ms. Gillette will be a Board member without an officer title.

Meeting adjourned at 7:02 pm.