

## **Aqua Solis HOA Board Meeting January 18, 2024**

Board Members in Attendance: Jimmy Gulino (President), Jeff Wise (Vice President), Cindy Ready (Secretary and Treasurer), Corine Milne (Director at Large) and Doug Kellin (Director at Large)

Other attendees: Jenny Kidd, LCAM, Ameri-Tech Property Manager

The meeting was called to order at 2:34pm by Jeff with a quorum present.

- 1) **Minutes** – A motion to approve minutes from the November 15, 2023, meeting was made by Jeff, and seconded by Jimmy. Minutes from the Annual Meeting held on November 30<sup>th</sup> will be brought for official approval by the membership at the next Annual Meeting. They will be posted on our website with a draft watermark until formally approved.
- 2) **HOA Documents** - A meeting to discuss a reorganization of our HOA documents, per legal recommendation made in 2023, will be held at the attorney office in February.
- 3) **Potential Fencing Replacement/Insurance** – Jenny reports that she will be meeting with a contractor (Freedom Fencing) next week to discuss potential replacement costs and will inquire from our insurer if this is available to insure with a rider. A decision will be made by the Board once the costs are known for both replacement and the rider availability.
- 4) **Community Insurance** – Our insurance renewal was received and reflects an increase as planned for in our September budget meeting. The insurer has requested signature approval before February 20, 2024.
- 5) **Street Seal Coating** – There's been discussion of the need for seal coating and the long-term effect and potential costs for upkeep of same given the type of asphalt used on our streets and the level of traffic they experience. It's been reported that coating will require reapplication every 2-3 years to keep the aesthetic appearance and offers little, if any, protection from long term wear. Our streets currently show normal wear with little to no damage other than where receding areas were repaired. A motion was made by Doug, and seconded by Jimmy, to indefinitely postpone the seal coating and proceed with restriping the parking areas and power washing the sidewalks (common sidewalks not to include driveways, and the pedestrian walkway just south of our pedestrian gate) to freshen the community appearance. Jenny will notify ACPLM of our decision and inquire if they would be willing to quote our striping project; Jenny will also obtain bids on the power washing and striping with other contractors.
- 6) **Mulch Replenishment** – The park and a few other small areas in the community need fresh mulch; the Board previously agreed to hold a community day to facilitate this and save expenses. A motion was made by Jimmy and seconded by Doug to purchase and have delivered 70 bags of pine bark nugget mulch and publicize a community day once the wintry weather subsides.
- 7) **Mole Issues** – A homeowner raised the issue of moles in the community at our Annual Meeting. After discussion, a motion was made by Jimmy and seconded by Corine that eradication of moles would be the responsibility of homeowners.
- 8) **Termite and Pest Treatment** – Massey is our current provider of a liquid treatment. Hughes offers a different system at a significant increase in cost. No changes will be made to the vendors for termites (Massey) or external community pest control (Hughes) at this time.

- 9) **Community Beautification** – The new sod and bed plantings appear to be doing well, and the overall maintenance of our landscaping has significantly improved the aesthetic of our community. It was agreed that Landcrafters has done well ensuring our irrigation system is functional and the property looks well maintained with edging, lawn and shrub maintenance.
- a. Palm Tree Trimming, Front Entrance – seed pods were trimmed and no further maintenance required at this time.
  - b. Additional Sod Replacement – Landcrafters provided a quote to replace the St. Augustine and Bermuda sod that doesn't appear to be healthy, and it is a substantial expense. Landcrafters suggested that with proper irrigation and fertilization, those areas may improve. The Board unanimously agreed to give those areas a few seasons to recover before making any decision regarding replacement. This also provides an opportunity to see what 2024 weather brings given the unusual drought conditions of 2023 that are still impacting us.
  - c. Enhancement to community entrance – a quote was provided by Landcrafters for additional plantings; given the drought and water restrictions currently underway, investment in any live plan enhancements to the community is postponed.
  - d. Unwanted plantings – Some residents have expressed a dislike for some driveway bed plantings, including scrub palms and sea grapes.
    - i. It was previously decided that any removal of healthy plants would be a homeowner expense and require ARC application and approval prior to commencement of removal or replacement.
    - ii. Additionally, any action proposed for shared driveway beds must be agreed upon by both residents.
    - iii. The Board has a quote for this service to be done by Landcrafters and will share the information with any interested residents. Any resident choosing to proceed with changes not using Landcrafters will assume responsibility and liability for the cost of any damage to the irrigation system in that area.
    - iv. Please note that residents satisfied with their current driveway beds need do nothing.
- 10) **Community Maintenance Contractor Change to Handy Andy** – The Board has not met with anyone from this contractor yet. There have been issues with the dog trash removal, restroom and dog waste supplies and overall cleanliness. We hope to meet with them next week to review expectations.

A motion to adjourn the meeting at 3:41pm was made by Doug and seconded by Cindy.