

The Settlement at Twenty Mile Homeowners Association, Inc.

Board Meeting | April 25, 2021 @ 4:00 PM

Board Members: Lesley Brown, Tina Lay, Tim Smith (Not Present)

Appointed Treasurer: Calvin Zimmerman

CALL TO ORDER

Meeting called to order at 4:11 PM (Colony Park Pavilion)

ESTABLISH QUORUM

Quorum of the membership was established based on 2 out of 3 board members present.

PROOF OF NOTICE

Notification of meeting in compliance; Signs posted 48 hours prior to meeting.

BOARD MEMBERS PRESENT

Tina Lay & Lesley Brown

MANAGEMENT PRESENT

Alan Anderson, BCM Services, Inc.

FINANCIAL UPDATE

Calvin provided a high-level summary of the HOA financials. We are in great financial shape. Currently we have \$4600 in surplus monies and by year end 2021 we will have ~\$15000. Group agreed that we will hold off until the beginning of 2022 to decide how to best use the funds. Note: Our budget has a \$10K contingency built into it and is not earmarked for anything.

ROAD UPDATE

Discussed that the road is private. Once the last home closes, the county and PARC group will complete the final paving before it is turned over to the HOA. Sidewalks will also be part of the HOA's responsibility (i.e. cracking, root invasion, etc..) Requested that any issues that are known are reported to the HOA Board so we can ensure PARC corrects the sidewalks at the same time the road paving is completed. It is going to be at least a year based on our estimates of late 2022, could be longer. Timing is dependent on the county.

LANDSCAPE UPDATE

Lesley provided an update about the meeting with Down To Earth (DTE) regarding the state of our landscaping. PARC group had another vendor install a "starter landscaping package" and DTE just took over the maintenance of the property. Next steps:

- DTE will provide renderings for a re-landscaping project. We may consider having the ARB committee lead these efforts and allow residents to do the work to save on costs vs. special assessments
- Common Area treated for weeds
- Braces on palms will be removed and trimmed
- Mulch is not included in our contract; waiting on quotes
- Space between 112-144 neglected and has been cleared of overgrown grass and debris. Appears to be an irrigation issue which will be looked into
- BCM has 3 bids out with Brightview, Cohen & RRM for new landscaping companies
- Discussed staining the fence. It can be done by resident volunteers but an ARB request must be submitted

FINE COMMITTEE UPDATE

Calvin reviewed the process for fines

- BCM conducts monthly property reviews
- They will send the 1st courtesy notice which gives the resident 30 days to correct
- They will then send a 2nd violation notice which gives the resident another 30 days to correct
- They will then send a 3rd final notice which gives the resident 14 days to correct
- After the 14 days the fine committee will review and determine if fines will be issued
- Florida Statues state the fines are \$100 per day up to \$1,000
- BCM will invoice for fines
- If fines are delinquent, the fines committee will need to review the lien process

It is not the intent of the HOA Board to fine our residents or over police the neighborhood. However, there needs to be some accountability to keep the neighborhood property values up.

Are there homes that are not correcting issues? Alan to pull history for fines committee to determine who has not corrected issues.

The fines committee volunteers are:

Calvin Zimmerman (HOA Board Representation), Crystal Lubin, Adam Kuhr (not present), David Jovel, Natalie Ganoff (not present)

Tina motioned for established fines committee, Lesley 2nd the motion.

Alan will set up a meeting to discuss roles/responsibilities processes

ARB COMMITTEE UPDATE

Any ARB requests should be submitted to the BCM services online portal along with supporting documentation. Contractors can submit on resident behalf also
Can we create a checklist and post on the website to ensure people know what to submit? ARB can work on this

BCM will approve basic submissions any escalated ARB requests will go to the ARB committee for evaluation and review/approval

ARB committee volunteers are:

Tim Smith (HOA Board Representation), Mike Coy (not present), Aaron Griffith, Hilary Bertorello

Tina motioned for established ARB committee, Lesley 2nd the motion

Alan will set up a meeting to discuss roles/responsibilities processes

Rocks – Amend ARB Manual to include rocks. Include language indicating front/back only – no sides. Approval should be obtained by those who have rocks today to ensure there is documentation

Tina motioned to allow for rocks, Lesley 2nd the motion

OPEN DISCUSSION

- Dog waste & leash reminder – Please be courteous. There are cameras everywhere! Use the bags we pay for
 - Gates – The gates need to be open from 7-7 until the last home closes due to construction. Once the last house closes then we can change the gate times. Recommend that they are left open between 6-9 am then 4-7 pm for peak times as this would help with reducing wear and tear. We have some time to decide what makes the most sense.
 - Alan will be setting up a meeting with the gate vendor as well as get bids from a few other companies. We do not know if the issues that we have with our gate are typical
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- We discussed having a service contract where it is being regularly serviced and maintained to prevent issue
 - Alan to get keys and training for a few residents in case of emergencies
 - Lengthy discussion on grass and weeds and if some basic lawn care information could be shared on the website
 - Street parking – Refer to the covenants and restrictions. People should not be parking on the streets. Also, people are blocking the sidewalks when they pull into their driveway so walkers cannot walk on the sidewalk continuously. Alan to send a blast email reminder to resident

ADJOURNMENT

Meeting adjourned at 5:31pm
