

Southlake HOA BOD Meeting

7/14/22

1. Meeting called to order at 630pm
2. Quorum was established: James, Jason, Scott in attendance
3. Confirmation of Proper Meeting Notice – Meeting Notice has been on Community Board for over 2 weeks.
4. ARB Review – BOD email approves all ARB Applications to expediate ARB approvals to Homeowners and then approves them at the meeting.
 - a. Motion n Approvals - James
 - b. 2nd – Scott
 - c. Aye – x3
5. Website Update
 - a. FINALLY – the website is up and running
 - i. Motion to find young ones to pass out magnets for \$50 (\$25 each area) - Scott
 - ii. 2nd – James
 - iii. Aye – x3
 - iv. Magnets should go out soon
6. Community Letter
 - a. Letter was sent with dates later than homeowners received, Michelle to begin drive by's in the next week or so
7. Playground Updates
 - a. Picnic tables – The question as to whether to anchor the tables to the concrete was brought up and it was established that we will “table” this discussion to a later date
 - b. Yellow chain – A Homeowner nearest to the area has stated that this chain has been working and has kept people from the park/playground area to a minimum during closed (late evening) hours
 - c. Trash cans –
 - i. Michelle to see if Garcia landscaping can remove trash and add a new trashbag when they are in our community doing the lawn
 - ii. Michelle to look into company to do trash on the weekly if Garcia cannot
8. 2023 Budget
 - a. Michelle to begin working on the budget for 2023
 - b. Collection Updates
 - i. Southlake currently has \$10, 023 in Aged Homeowner balances
 1. Intent to Lein was sent last meeting
 - a. Motion to continue with Lein process for top (17) homes – Jason
 - b. 2nd Scott
 - c. Aye-X3
 - d. Jason to be the point with Michelle on the leins

2. Dirt Pile Home – Home was listed to sell last weekend
 - a. Motion to have Michelle send Estoppel letter when requested by bank with current “owed monies” - Fine, last year’s dues, etc included - Jason
 - b. 2nd Scott
 - c. Aye - X3
9. Leaning Trees – A homeowner emailed Michelle regarding some leaning trees in the Buffer area. It was not established whether the tree was on HOA Natural Buffer Property or Her Natural Buffer.
10. FPL & Drainage Area Along the Power Lines – Same Homeowner as #9 has complained about the brush in the drainage area being so thick that drainage is not working as designed.
 - a. Michelle to get with FPL and see if they can clean the area out
11. YARD OF THE QUARTER – 301 Southlake
 - a. Flowers
 - b. Sign
 - c. Dunkin instead of HD
12. Halloween Haunted Pavilion – Tabled till Next Year due to lack of time to design/complete/etc
13. Next HOA Board Meetings
 - a. August 25, 2022
 - b. October 20, 2022
 - c. November 17, 2022 ****ANNUAL BUDGET/VOTING MEETING****
 - d. January 19, 2023
14. Open Forum
 - a. Electrical Issues at both entrances
 - i. Motion to get quotes for updating Electrical at both entrances – Scott
 - ii. 2nd James
 - iii. AYE x3
 - b. Best Holiday Lights
 - i. Motion for Prizes for top 3 - \$50 1st/\$25 for 2nd & 3rd; Voting to be done via Poll on NEW WEBSITE - Jason
 - ii. 2nd James
 - iii. AYE x3
 - c. ARBs for 2 fences at homes 160 & 172 Southlake
 - i. What is the status?
 - d. Chicken Coop
 - i. Homeowner with Chicken Coop ARB was not present, another homeowner who stated they represented them complained about the time delay between the appeal and answer for the appeal. It was established in the last meeting minutes that Alan was supposed to compose a letter in May after the last meeting with an Appealed Denied. It was not done at that time.
 - ii. With the transition between Alan and Michelle (our BCM Representatives) it was found that Alan (previous BCM representative) failed to complete several board requested assignments that put the BOD in a position with several home

owners. We, the BOD and Michelle are working to rectify this issue to get up to date.

- e. FLP Power Poles Easement Along CR 210
 - i. Stakes and Flags have been placed in “estimated” pole placements along HOA property on CR210
 - 1. FPL will be taking soil samples in those general areas soon
 - ii. Jason has been in communication with the Southlake Represented Law firm for the Easement along CR210
 - 1. Law Firm drafted a letter to community for board to approve
 - a. Lines edited....FPL Power Pole Easement Discussions & Updates will be held at BOD Meetings (Aug 25, Oct 20, Nov 17,etc).
 - b. Letter should go out to community soon
 - iii. Jimerson Birr Notes
 - 1. The “sketch” represents the current draft version of legal description of the easement area. Whether that is the final is a big question, as they still have not finalized their construction plans. The legal description remains subject to change until they finalize their plans.
 - 2. Yes, we promptly delivered the sketch legal description to the appraiser. That is what he is working from currently.
 - 3. The appraiser has a large backlog, and has not yet provided us with an ETA. We have a call with the appraiser set for Thursday (7/21) to discuss status and any issues, and will hopefully have more color on status of analysis after that call