

**SOUTHLAKE HOMEOWNERS' ASSOCIATION INC. BOARD MEETING**

**9/8/2022 – 6:30 PM**

**Southlake HOA Pavilion | Southlake Drive | St Augustine FL 32092**

**MINUTES**

- I. Meeting Called to Order @ 6:31 pm
- II. Quorum was established: James, Scott, Brooke and Jason
- III. Confirmation of Proper Meeting Notice- Meeting Notice has been on Comm. Board for over 2 weeks along with website
- IV. Reviewed financial Report
- V. All pending ARB'S Reviewed with Verbal Approvals- Aye x4 w/ exception of 160 SL Dr Fence ARB based on #6 of CCRs and By Laws.
- VI. Website Hits for the Quarter - 111 hits since inception as of 9/6
- VII. Old Business
  - a. FPL Status Updates
    - i. 8/5-POC for FPL has changed several times from our original contact and has now circled back to our original contact.
    - ii. 8/5-SUE activity has occurred on many of the parcels, FPL still does not have a complete set of plans; FPL has agreed to send construction plans on a parcel by parcel basis. As soon as our legal has plans, it will help the appraiser significantly
    - iii. 8/5-FPL indicated they are still working on arborist analysis to give us the number of trees that will be impacted.
    - iv. 8/23 – Legal & their appraiser are still in holding pattern waiting on FPL to provide data regarding palm trees inside the requested area
    - v. Represented homeowner at 736 Lake Geneva inquired about being compensated for potential home depreciation due to power pole placement behind his home. Board recommended he get his council to seek for this and any other potential loss.
  - b. Magnets & Newsletters – Completed & Passed out

- c. 2023 Budget Status – estimated budget is complete; board to review handout and make recommendations
  - i. Inflation has caused prices to go up and pushed our budget beyond our means (i.e. water)
- d. 2022 Budget – Collection Updates; Total Outstanding \$6,052.55
  - i. (3) Sent to Axiom for Collection- Lien total : \$3,283.98
  - ii. (1) Home being sold, will collect during closing \$1,576.66
  - iii. (5) Sent Intent to Lien letters \$1,029.03
  - iv. (2) Other....\$111.02
- e. REC Recommendations
  - i. \$100 per day violation on REC home Aye – x4
- f. In light of the issue with the pavilion from a few weeks ago, we will anchor the tables to the pavilion with a budget under \$150 Aye- x4
- g. BCM Michelle to get with Garcia Landscape to see if they can remove trash and add a new trash bag when they are in our community doing the lawn and look into diff company if Garcia cant do weekly.
- h. Electrical Issues at both entrances- Quotes being sent to Wire Nutz and Mr. Kinerly.

#### VIII. New Business

- a. We will implement Mutual Aid Agreement that gives SJC Police access to our Private Property so that when issues like last week arise, they can be resolved by them. This is a letter we can sign to give them access to the pavilion and other areas of Southlake HOA Private Property; NOT homeowner property. Aye- x4
- b. In light of the activity at the pavilion last week, installation of a memory based trail cams/cameras is recommended.
- c. Discussed/approved additional Solicitor & Trespass signage. Aye- x4
- d. BCM Michelle to find out who the Police Officer is who has our area as their assignment.
- e. LED Street lights seem to have started to burn out. Many have gone from bright whites to more of a light purple hue. BCM Michelle to reach out to FPL on this subject. It was our understanding when we switched to LEDs that they would last a long time and many of the lights in the community are already turning purple hue.

- f. Homeowner suggested a community day/meet n' greet/movie night. We tried this a couple times before and there was very little interest. Happy to revisit if more homeowners show interest/volunteer.
- g. \$100 approved for Halloween parade glowsticks to be passed out.
- h. Complaints of the park chain looking trashy and bringing down aesthetics of neighborhood. Tabling different chain ideas until next months meeting.

IX. Meeting Adjourned at 7:29 pm