



10961 Burnt Mill Road
Jacksonville, FL 32256

Prebudget Board Meeting Minutes

November 19, 2020

Board of Directors in attendance via Zoom:

- Matt Leamon, President
- Sheldon Gibbs, Vice President
- Susan Oliver, Director
- Katherine Barker, Director

Lifestyles Property Services employees in attendance via Zoom:

- Troy Lewis, LCAM
- Kim Lang, Asst Mgr/LCAM

Matt Leamon called the meeting to order at 6:04 P.M.

This meeting was properly noticed in accordance with the bylaw and statutory requirements 48 hours in advance.

A quorum was present.

Approve Minutes

Matt Leamon motioned to approve minutes from last meeting, Sheldon Gibbs seconded.

Proposed 2021 Budget Discussion

The decrease of the Trash Removal was mentioned, then discussion commenced about when the compactor was down (last week). Signs were posted the compactor was down but trash was still piled up. Jonathan Morris commented that by the time an owner reaches the compactor they do not want to take garbage back to their unit. Katherine Barker suggested a mass email when something of this nature occurs. Discussion regarding fortifying the compactor door could help with keeping trash contained.

It was mentioned the entry gate should not allow commercial companies entry without contacting the owner with their appointment. Troy Lewis indicated he would contact Envera to determine what may be done about stopping this issue.

The Pet Fees income was discussed and Dean Fadiel commented regarding the number of dogs in the community that there are many more dogs than 52. Troy Lewis said we have 52 dogs on record but we do have maintenance to let management know if they see new dogs.

Next discussion was regarding increase in Fire Alarm Inspections and Repairs. Troy Lewis explained the issue is the repairs are due to the age of the system and regular depreciation of the sprinklers.

The roofing issue was then deliberated about the contractor House Dr verses seeking out other bids. Sheldon Gibbs mentioned House Dr was the best contractor The Reserve at James Island had on site due to their constant clean up, timely project time and trash disposal. And although their quote for Building 14 is a bit higher their first quotes were three years ago. Susan Oliver mentioned House Dr did not finish painting the soffits and Sheldon Gibbs advised that roofing contractors are not typically the ones who would do the painting and Dykes Painting Contractors will be sought out to complete the painting.

Susan Oliver asked if we would be able to utilize any leftover materials to reroof the kiosks. Sheldon Gibbs counseled that roofing contractors utilize specific estimation software to eliminate left over materials. It was decided to move forward with the contract and Matt Leamon asked Troy Lewis is all required documents were in place to sign the contract. Troy Lewis confirmed all documents were turned in.

The Lake and Fountain Maintenance increased by \$1,000.00 and when asked Troy Lewis explained it was due to all of the fountains being obsolete and that repairs are pricier due to older and worn out components. Matt Leamon indicated we had obtained a quote to replace all four fountains that was nearly \$65,000.00 but that the roofing completion was priority. It was mentioned perhaps replacing just one each year.

Susan Oliver stated the HOA dues are in need of an increase due to the rising costs of living. She further commented that should we not increase at least 1% each year the owners will face an Assessment (Special) in the future since the Settlement funds are almost gone. Dean Fadiel aggressively said there was just a 5% increase for 2020 which should prevent another increase for years.

Matt Leamon asked what dates would be best for all Board Members to have the Budget Meeting and it was decided Tuesday December 8, 2020 at 6:00p.m.

Matt Leamon motioned for adjournment of the meeting at 7:26p.m. Sheldon Gibbs seconded.