

THE ESTATES AT GARDEN LAKES ASSOCIATION INC.

BOARD MEETING

Wednesday, September 18th, 2024 @ 7:00pm

1. The meeting was called to order at 7:00pm by Ellen Staubach.
2. Roll Call: All five board members present: Dan Rich, Ellen Staubach, Lynn Sims, Kari Collier, and Paula Schlachter present.
3. Certification of Proper Notice: The sign was hung at the front entrance on Thursday; an email and agenda was sent to the residents and posted on the website.
4. Approval of Board Meeting Minutes:
 - June 12th, 2024 Special Meeting: Ellen moved to approve the minutes; Dan seconded; Kari abstained (she wasn't present at the meeting); Lynn and Paula objected.
 - July 10th, 2024 Board Meeting: Dan moved to approve the minutes; Kari seconded; Ellen, Lynn, and Paula voted to approve.
5. Director/Committee Reports
 - A. Website/Lake/Events - Kari
 - Website Update:

- After the last board meeting, I noticed that our website was no longer sending invitations to our new neighbors after I added their account information, as it had done previously. I spent several evenings after work with GoDaddy's tech support, trying to resolve the issue. Unfortunately, despite 4-5 hour sessions each night, often repeating the troubleshooting process with new technicians, no solution was found.
- Realizing this approach wasn't getting us anywhere, I took the initiative to recreate our website on a new platform that offers easier management and troubleshooting. Mike and I had an unused portion of a subscription with this new service, so we're allowing the neighborhood to use it temporarily. When needed, it will be simple to transfer the website to a dedicated neighborhood account without any issues. Mike and I also use this service for our business, as it provides affordable hosting with excellent tech support.
- The new site is set up a bit differently, but feedback has been positive, and navigation seems easy. If you haven't already, I encourage you to visit the new site at: gardenlakesestates.org.
- Lake Maintenance
- There are no updates regarding the lake. Monthly maintenance continues as usual, and everything looks good.
- Upcoming Events
- There will be a yard sale on October 26th, from 8 AM to 2 PM.

B. Architecture/Compliance - Paula

- Architecture:
- 2 roofs
- 1 patio pavers
- 2 driveway/sidewalk/front patio pavers
- 2 new windows

- Compliance: there are still several homes that are not in compliance.
Looking for a suggestion as to how to approach this point.

- Dan noted that Paula had 90% compliance which is a great accomplishment.

C. Lawn/Landscaping/Infrastructure/Maintenance - Dan

- Lawn/Landscaping - 106, 103, 106, 104, 108, 105, 105, 107 those are the heat index numbers for 8 of the last 10 weeks on Thursday when Bloomings is here. Needless to say, it has been very HOT and has been very wet. While things look pretty good, they have fallen behind in trimming. I have requested to have a crew come in for half a day/full day to help get caught up. They have also been trying to keep the drains clear as well.

- Browns Tree came on Sept 6th and removed the 6 oak trees around the parking lot and ground the stumps to prepare for the next step. This cost was previously approved at the July meeting. After multiple calls to the county planning guy David Espinoza asking him to physically come to GLE to see the issue we had. He did come on August 16th and I asked residents Andrew

& Laurie & Cherie to join me to hear what he had to say. Thank all of you for your time. Our permit was approved on 8-28, yet we are required to replace all 6 trees BUT we can put in Crepe Myrtle versus big oak or elm trees. Less expensive and won't cause the root issues we had before. We have 1 year to replace and get the county inspection completed. As this will involve unplanned costs and also need some irrigation redone, we can put this into the 2025 budget and complete in early Spring 2025.

- Maintenance/Infrastructure - FPL was called on 8-12 regarding the 2 light posts that were out at 3808 GLE Drive and 5936 Java Plum Lane. Darwin informed me they have 30 days to fix, both been repaired.
- Backflow Testing: Ignore any notices, mail or calls from plumbers, as this is included in your HOA dues. Ellen found a company, Howz It Flowing, to perform back flows for \$18/home versus \$25 that LaPensee would charge.
Thank you Ellen.

D. Pool/Clubhouse/Legal - Lynn

- Clubhouse: If a resident puts the AC into DOWN mode, please don't put it back to ON. It needs to be left on auto so that it won't run continually.
- Legal: HOA attorney stated revision of governing documents would cost less than \$1,000. The documents came back on Thursday and went to the committee for review. They were approved and have been sent back to the attorney to finalize.

E. Finance/Gate - Ellen

- Financials:
- To Date GLE's revenue goal is \$268,358. Actual revenues are \$275,316 which is \$6,957 more than expected.
- Expenses were budgeted at \$197,409. The actual expenditures are \$193,032 which means the expenses are less than budgeted by approx. \$4,377. However, we did spend \$5,300 on the pool heater and \$9,999 on the clubhouse A/C Unit which are assets so the expense is prorated through depreciation over the life of the equipment.
- Overall, our Net income is \$82,283.
- Our cash is healthy at \$426,380
- Our CD at BMO Bank matured 9/9/2024 and we moved it to Achieva CU for 7 months at an interest rate of 4.889%. We checked over 7 banks and CUs and this is the best we could find considering that the Federal Reserve has made it a reduction in the prime rate to 5.25% - 5.50% range and there is uncertainty as to whether they will make further reductions. This causes CD rates to be conservative for long term CD's.
- Dues – There are no homes past due for the 3rd quarter of 2024.

Gate:

- AAA Gate was here on August 7 to replace the entrance tag camera. That camera has been replaced a number of times since installed, so AAA gate moved

the camera off the metal light pole and placed it on a PVC pipe so it would be less likely the camera would be affected by lightening strikes. Also on September 3rd, they were back out to replace the pedestrian gate hinges so the gate springs closed after each time it is opened.

- On August 6, a VeteranAir Van went through the gate behind a vehicle and the bar came down and broke away. The driver admitted he entered without using the call box after 7pm. In addition, he was caught on video. After a lot of discussions with VeteranAir, they paid the \$250 fine on Sept 7th. Dan Rich and I reinstalled the bar on August 7th. Thank you to Terry and Claudia Birdno for moving the bar out of the roadway because if he hadn't and someone ran over it, it would have cost VeteranAir an additional \$1200 plus to purchase a replacement.

6. Unfinished Business:

- Clubhouse Parking Lot: Now that the trees have been removed, we will invite the 3 bidders to come back out and bid again on a) the damaged areas and b) the whole lot. We hope to have bids ready for the October board meeting.

7. New Business:

- Budget Committee - Ellen: An email was sent out to the community regarding formation of the annual budget committee. So far only 4 residents have requested to be included. The meeting for developing the 2025 budget will be held on Oct 5th at 3pm in the clubhouse. The budget developed will be voted on by the board during the Oct 16th board meeting.
- Audit - Ellen: Our bylaws state that the HOA must have an audit every 3 years. Prior to 2021, we see no evidence of any audit, but we did see that CPA financial

compilations were done. 2024 is the year we should have an audit again. We contacted Mr. Andrew Tyack who performed the 2021 audit. Mr. Tyack informs me that due to changes in the laws, we cannot wait every 3 years to do an audit. After looking at the new changes in 720, he is correct. With annual income of \$300,000 to \$500,000 we are required to have a CPA reviewed financial statements annually at a minimum....unless we get a majority of homeowners to vote to approve "a report of cash receipts and expenditures or a a compiled financial statement in lieu of a reviewed or audited financial statement".

- Mr Tyack has prepared a quote for us to do an audit per our bylaws. The cost is \$6,000 plus \$325 to prepare the tax return. We will also be billed for travel, copies of reports, postage, and other misc costs.
- Mr Tyack says a review is \$4,000 plus \$325 for tax return plus the costs of copies, postage, etc.
- Since our bylaws state an audit every 3 years, we feel we should move forward with an audit. The audit would begin in October. The resulting report will be ready on or before the April 1st deadline set by the bylaws. Reports will be available online on our website and mailed to those 3 or 4 homeowners that do not have computers.
- I make a motion that we have an audit for the year ending 2024 by Andrew Tyack CPA so that we are in compliance with our bylaws. Lynn seconded and the motion was approved unanimously.
- Banking Changes - Ellen: Cadence Bank has made a change to the portal the treasurer uses to view daily banking transactions. With this change, Cadence Bank has made an additional way for residents to make their HOA Dues

payments. Currently residents can get set up on automatic draw from their personal checking or savings account. Residents can mail in their payments to the Cadence Lockbox. Neither of these options are changed in any way.

- The 3rd option now available is a web portal "gardenlake.cincwebaxis.com".

Residents who forget to make their payment timely are charged an additional 5% of their payment as a late fee by the HOA. The portal allows residents to go online and make their payment through either a one-time withdraw from their checking at a cost of 1.99% or via a credit or debit card at a cost of 2.99%. These fees are paid by the resident. Why would anyone want to do this? If you are running late on your payment, 2% is cheaper than the 5% late fee. Obviously if your payment won't reach the bank until after the 10th, then there is no advantage to using the new portal options. An email with the web portal will be sent out advising residents of this option. In addition, the web portal link will be placed on the HOA website.

8. Association members' questions and answers:

- Cindy Stewart, chairperson of election committee, reported that the committee met and it went well. Everyone agreed on the procedure which will ensure a secure, anonymous vote. The board thanked Cindy and the committee.

9. Announcements

- Ralph Winslow, Andrew Campbell, and Dave Meyers announced that they will be running for the 2025 board.
- Next meeting is Wednesday, 10/16 at 7:00pm in the clubhouse.

10. Dan made a motion to adjourn, Ellen seconded and the meeting was adjourned at 8:04pm.

Respectfully submitted,

Denise Burke, GLE Secretary