

HOA BOARD MEETING MINUTES

Status: APPROVED

Date: May 21, 2025

Time: 6:30 PM

Attendees:

- Pradeep Reddy Kovvuri
- Stacey O'Donnell
- Cherisse Ratan

A quorum was established with three board members present.

1. Call to Order

The board meeting was officially called to order at 6:30 PM by Pradeep Reddy Kovvuri.

2. Ongoing Repairs and Items Discussion

- Lake Fountain (Children's Play Area): The lake fountain near the children's play area has been repaired and the work is complete.
- Aluminum Fence for Amenity Center: Multiple quotes were received. The vendor "Nice Fence Repair" offered the most competitive pricing and the board approved moving forward with their services.
- PVC Fence: After receiving multiple quotes, the board has decided to proceed with the vendor who provided the most cost-effective solution.
- Pond Erosion/Repair: Received multiple vendor quotes. Scope includes approximately 147 ft of pond edge repair, with an estimated cost of \$25,000. More quotes are being gathered.
- Sign Board Repairs: Repairs will include a permanent fix with concrete bases and leveling all signage uniformly. Work will be assigned to the most cost-efficient vendor.
- Debris Removal: Debris near Barberry Leaf Way and Lotus Flower Trail intersection has been removed.

3. Vendor Updates

Identified irregularities in vendor payments that require further scrutiny.

- Consolidated Pest Control: The board expressed dissatisfaction due to non-competitive pricing and inadequate performance. The board voted to terminate the contract and is considering alternatives.
- Gator Landscaping: The board expressed dissatisfaction with the quality of landscaping work. Payment will be withheld until all palm trees are trimmed as contracted. Alternative vendors are being evaluated.
- Split Milk Cleaning Service: Vendor agreed to a price reduction and improved service. The board approved the addition of 6 trash cans (3 in the amenity center and 3 at the mailbox center and also to replace broken fan).

4. Appointment of New Legal Counsel

Concerns were raised about legal costs and the need for improved vendor contract reviews. The board conducted interviews with various legal counsel candidates and has selected Michelle Reiss from Appleton Reiss Company to serve as the new legal representative for the Summerstone community.

5. Review of Monthly Financials

Monthly financials was reviewed by Cherisse who stated she did not receive April financials from FIPM until approximately 3 hours before meeting time despite her request for them on May 16 after seeing that April financials were not posted on the Summerstone HOA website, and the president followed up requesting April financials to be emailed by Monday. Because financials were not provided timely, Cherisse was unable to provide meaningful review when she was only able to check her email 10 minutes before the meeting after working on her full time job before the start of the meeting. However, with the brief scan of the April financials, it appeared to show positive cash flow and the bank balance was positive, but there were large invoices still unpaid for prior months' services, which means that if everything was paid, our cash position would be negative.

6. Committee Updates

- ARC Committee: Sandra and Luis are stepping down. Volunteers are needed. ARC guidelines will be reviewed and amended to ensure consistency and fairness.
- Social Committee: A new committee will be formed to organize and manage community social events.
- Audit Committee: A new committee will be created to oversee and manage financial oversight responsibilities.

7. New Business

- Bay Business Edge Vendor – Security Surveillance: Discussion held regarding installation at the amenity center. Board voted unanimously for engaging Bay Business Edge.
- Internet Service: Proposal to switch to Frontier for the amenity center. Board voted unanimously to switch to Frontier from Spectrum.

8. Homeowner Comments

Concerns were raised about lack of financial transparency from the management company and delays in communication. Homeowners are also unhappy with the payment portal surcharges. The board is considering appropriate actions to take concerning the property management company's lack of transparency, delays in communication, and high-fee payment requirement without any no-fee payment option to pay HOA dues which is an ongoing concern expressed by many residents.

9. Adjournment

There being no further business, the meeting was adjourned at 8:15 PM.