

# Budget questions and concerns

October, 2021

- A lady was concerned that coconuts and debris was not picked up on her property on the third lake.
  - The coconuts are picked up twice a year. The next scheduled service is December, 2021.
- There were several concerns about:
  - The upper branches on the trees are not trimmed. An emphasis will be made to improve this. The annual trimming will be next Spring, upper branches will be included.
  - Are the trees trimmed on rotation? Yes.
  - Uniform grass length. In the winter during the slower growth period the grass is trimmed to 4". During the summer during the fast growth period, the grass is trimmed to 3".
- It was reported that the lights are out on the mailbox by the clubhouse.
  - This is working, the timer and bulbs were replaced.
- There was a question about whether or not we are enforcing the weeds in the driveway violation.
  - Weeds should be removed or sprayed in the driveways. The association does enforce this rule.
- There was a suggestion that we maintain a log identifying the users of the gym. The concern is non-residents are using the gym.
  - The cards assigns an identifying number to each family. The system itself is not capable of tracking card numbers. The solution is to advise the main office of any suspected non-residents during normal work hours and the guardhouse when the office is closed.
- It was reported that bathrooms are not vented or clean.

- The bathroom is cleaned every day from Monday through Friday. Is venting included in the RFP (request for proposal) for the bathrooms? This is being investigated.
- There was an observation that the guardhouse does not have curtains and lights.
  - The clubhouse has mini-blinds.
- There were many comments about the need for landscaping and replacement of trees.
  - The Board requested names of interested people to be on the landscape committee.
- It was observed that many people drop trash at the clubhouse trash bin.
  - Landscape materials including grass clippings and palm fronds are picked up every two weeks.
  - We do not allow illegal dumping, however to address this issue management will schedule a pickup as needed.
  - The Landscape Committee will offer suggestions on how to beautify this area, however, we do need a location to collect our landscape materials and it is preferable to have the area near the office and the guardhouse to minimize the amount of dumping.
- There was a request for decks.
  - Decks are allowed in the back yard with ACC approval. Decks are not allowed on the lake banks or lake.
- It was observed that there were grandfathered docks approved by the developer. It was stated that this was not fair.
  - It is true that there are grandfathered docks but there is no way for the board to legally overrule that decision.
  - No new decks/docks have been approved by the ACC or the board. The deck/dock that was constructed without permit, or HOA approvals is being reviewed.

- There was a desire to allow metal roofs.
  - This request is being investigated.
- It was suggested that we review the documents.
  - Any changes to the documents will be considered on a case by case basis. If we do the whole thing at once, it could easily cost \$50,000 plus and would require a positive 2/3 vote. That is a high rate of voting and not easily attained.
- A request was made to get an explanation from our agent of record about the lack of insurance available if docks are to be allowed.
  - We are working with our insurance agent to explore all viable options.
- There was a concern about the speed of the 125<sup>th</sup> avenue gate. It was stated the gate takes 40 seconds.
  - The amount of time has been reduced to be 10 seconds after working with our vendor.
  - Lighting will be included with the gate project.
- A question was asked about the yellow paint on curbing. This was by design to improve visibility and will be visited next year.
- An observation was made about the need for drainage. The HOA was already working on this and a RFP is being developed for design work.