

Budget questions and concerns

October, 2023

- An owner enquired about trimming the trees in the common area near the turnpike.
 - That area is scheduled to be trimmed in the Spring of 2024.
- There were concerns about the main gate exit being open at all time:
 - This side of the main gate is left open to accommodate large trucks.
 - All exit gates are open in the morning from 5:30AM to 10:00AM to alleviate traffic concerns of commuters who battle rush hour traffic each morning.
 - While the SW gate is being rebuilt higher traffic is being experienced in the NE and main gate. The heavy traffic will continue after the SW gate is completed and work commences on the NE gate.
 - The main exit gate will be closed except when allowing large vehicles such as fire trucks, garbage trucks, and large delivery trucks access.
- It was suggested that we add an intercom line from the gates to the guard house.
 - The NE and SW gates are meant for resident use.
 - A sign will be designed advising non-residents to use the main gate. It will include the phone number of the guardhouse.
 - Google maps and Waze will be contacted to request they update their database that shows the main gate should be designated as the entrance to the community.
- There was confusion about two accounts with the description maintenance in the title.
 - The two accounts will be combined.

- There was a request to expedite the process for reviewing new fence alternatives.
 - Winston Lucky, the HOA Vice President, has volunteered to work with the ACC.
- There was a flooding situation reported on the west end of SW 135 Terrace
 - The resident will bring the situation to the attention of the HOA next time it occurs.
 - A determination will be made whether it is the responsibility of the County or the HOA.
- It was suggested we replace the manned guardhouse gate with a coded key box.
 - The main entrance access control personnel have many other duties including:
 - Opening and closing the gym.
 - Provide weekend onsite personnel.
 - Monitors the cameras.
 - Provides rover services.
 - Keep records
 - Prepare daily activity reports
 - The access control personnel closes the gym, pool, clubhouse and tennis court in case of emergency.
 - This system was used in the past and abandoned because many unauthorized people were accessing the community. There were many complaints.
 - Vehicles which are denied access would have difficulty backing up. The access control personnel takes the driver's license of the denied guest and direct them to proceed in the complex and exit the complex and have their driver's license returned.

- Without this safeguard there will be longer lines for people waiting to gain authorized access.
- There is a record of each person or vendor who enters the complex.