BOARD MEETING MINUTES PHASE I

Date: April 15, 2025
Time: 5:30 pm – 6:02 pm
Location: Hybrid – HOA President's Home & GoToMeeting

Agenda:

1 - Call to Order
2 - Quorum Established
3 - Review/Approval of Minutes
4 - Review/Approval of Financial Reports
5 - Unfinished Business
6 - New Business
7 - Board Members Open Discussion
8 - Adjournment of Meeting

Minutes:

1 - Call to Order
The meeting was called to order by Theresa Torchin at 5:31 p.m.

2 - Quorum
A quorum was established with the following members present: President Theresa Torchin, Treasurer Kay Finkelstein, Secretary Stacie Segal, Director Mark Salgueiro. Also attending was Karen Wiseman.

3 - Minutes
The minutes from the previous meeting were accepted and approved without change. Motion to accept byTheresa Torchin, seconded by Kay Finkelstein.

4 - Financial Report
A: The financial reports for January, February and March were reviewed without change. The ending balance for the quarter was $57,114.11. Motion to accept by Theresa Torchin, seconded by Kay Finkelstein.

B: Phase I was on budget.

C: There were no sales.

D: There was 1 delinquency.

5 - Unfinished Business

A: There were some initial site issues on the Website but has since been resolved.

B: Drainage issues are located within the pipe on Westmoreland flowing north. Waiting for pricing from Florida Aquatics for pesticides specific for killing vegetation growing in the pipes.

C: Fining for two properties on Westmoreland were voted upon and accepted unanimously. The Fining Committee will be notified.

D: Traffic signals have gotten much better results.

6 - New Business

A: Craft Tech Property Services proposal for 6/1/25 - 12/31/28 was voted upon and accepted unanimously.

B: Agreement with Phase III to allow notice board in exchange for use of board was voted upon and accepted unanimously.

C: Architectural Guidelines were reviewed with two additions: 1 - Motorcycles are prohibited from being parked on the porch; 2 - Wording changed from Prime Door to Prime/Storm Door. This was voted upon and accepted unanimously.

D: Notary Volunteer - Stacie Segal

7 - Board Members Open Discussion

Discussion regarding weekly dune buggy activity in the grassy area between Veterans Villas and the VFW.
Financial reports will be posted quarterly.
Minutes will be posted after Approval by the Board.

8 - Adjournment of Meeting at 6:02 p.m.

Next Board Meeting is Tuesday, July 15, 2025 at 5:30 p.m.
Hybrid in person/virtual GoToMeeting.