

Selva Lakes

Homeowners Association Meeting Agenda
Tuesday, July 14th 2020
Location/Time: Pool 7:00 PM

Meeting Call to Order: 7:00 PM

Attendees:

- Board: Pete, Don, Gabe, Walt, Whitney, Bill
- ARC: Wendy, Mary Kay, Erika

ARC, Newsletter & IT Report:

- Rule update to # 9 & # 11 -voted on the ability to allow ARC to move forward without board approval for patios etc last month – added the same to the new rule – will get electronic copy to Don
- FENCING:
 - Homeowner to bring vinyl fence options –
 - Review of 5.2 Fences
 - Vote to allow ARC to approve a “slatted” gate(exact style to be determined by ARC) – part of the vote
 - fencing presentation with samples – discussion of types of wood – ARC gave recommendations
 - Wood
 - Stockade
 - Must be capped
 - 5-6” width boards
 - Board thickness minimum 5/8”
 - Shadow Box Fence
 - 5-6” width
 - Can have a picket gate
 - Board thickness minimum 5/8”
 - Horizontal
 - 6” minimum board width
 - Board thickness minimum 5/8”
 - No more lattice moving forward
 - Vinyl
 - White Vinyl
 - Solid privacy or shadow box style with pyramid post top
 - Gate would need to match the corresponding fence style
 - No metal fencing
 - Board to vote by Thursday on the following:
 - Wood recommendations above
 - Vinyl fencing: approve the material
 - Color: White for vinyl and wood
 - Fence matching:
 - Do we require all fencing to match
 - Throughout the property – back fencing would require all sides to match

- Just in the front where the fences meet – both sides of the fence would have to match color – if one side is white then the other is as well
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- Discuss allowing owners to choose a white window frame on Reyhani units – owner that has a Reyhani units that emailed the request – ARC had already declined this request so we moved on
- Any suggestions or information needed for newsletter - include options in email for people to place items in newsletters
 - Not accumulating interest and arrears statement that Gabe placed last time -tweak and place in the newsletter again Place that in the newsletter again – not

Materials & Landscape Report:

- Quotes for concrete repair from Walt – discussed options and differences and budget - ~\$4K for ½ “ concrete overlay / \$11K for pavers. Weighed pros / cons and discussed budget availability
 - 1 – Must do one of the above options to bring up to spec
 - 2 – Pros for length of time for pavers lasting versus concrete overlay outweighs the cost difference as long as monies available. Good for community vision
 - 3 – Budget will allow for the \$11K cost.
- Vote on one of the options
 - Vote: motion to approve the project using pavers– Pete / Whitney – second. All present voted for the motion – 5 board members
 - Motion passed
 - Will work on moving forward with full project details
- Painting of exterior coquina
 - Discussion – Whitney had verbal discussion with owner of Super Sliders said this is a common practice. Will gather more information from Jeremy (owner of Super Sliders) to give to rest of board so vote can occur next meeting
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- Any other materials or landscape issues
 - Perimeter Fencing
 - Repair – unable to get anyone to quote repairs to date – will continue to track
 - Potentially dead tree issue brought forward by resident. ARC responded to resident – is either COAB or owner issue- not on common property. Resident has reached out to COAB

Budget Report:

- Update on expenses and plans
 - Fountain replaced
 - Roof replaced
 - Tree removed
 - Down to \$70K between checking / money market and CDs
 - “normal spending” – no expectations for July
 - Pavers - \$11K will be added
 - Fees will be coming in this month

Pool Report:

- Received Wind Mitigation credit approval from insurance – sent in – gave us 45 day extension
- Any pool area updates
 - Signs at pool – Bill to look up and send out for state stuff

New Business:

- Open to discuss

Resident concerns:

- Anita came to speak about concerns with people that are not residents coming to the pool
 - People in the cul-de-sac were talking about not recognizing people
 - More people working from home
 - More usage

Meeting adjourned: 2100