

Selva Lakes

HOA Meeting Minutes – June 2022

Location: Pool

Time: June 20th @ 7pm

1) Call to Order: 7:01pm

2) Roll Call

a) Board members present: Gabe, Bill, Whitney

3) Motion to approve and second Last Meeting's Minutes – Motion=Bill, 2nd=Gabe

4) Public Trust to present – pathway through East area

a) John performed a presentation of the proposed greenspace pathway through the east side wooded area

b) Agreed to set up a meeting for entire resident pool to see presentation – tentatively for next food truck in July – July 28th

5) Owners Forum – Janet Martin, Laura

a) Clarification on landscaping / mowing responsibilities –

i) Leave collar around lake ~ 8-12 inches in width, 12-18 inches high

ii) Owner CAN mow down to lake but HOA Landscaping company will mow 10ft up from the lake

b) Concerns about the upper lake – dry and unsightly. Want to know what can be done.

i) Will reach out to Lake stewards re: potential solutions

ii) In past have tried to reach out to Army Corp of Engineers as they are architects of retention ponds but no luck – can try again

6) Reports

a) General Business – Whitney

(1) Food Trucks – going well, continuing on. Next food truck June 23rd (“Pizza Brigade”)

(2) 4th of July pool party w/ Bill’s band – will setup tip jar and send out emails – also have a food truck coming for that timeframe (“Eats”)

b) ARC – No rep present but report via text:

i) Walkthru completed this week – letters going out

ii) No new issues to discuss

c) Pool - Bill

i) Needs:

(1) Gate estimate – Bill received – will send out to Board

ii) Issues:

(1) Sink leak? – Fixed

(2) Bathroom doors – had issues with closing, etc. Rick fixed

d) Landscape - Team

(1) Musgrove meeting – Whit and Bill met with Mandy

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- (a) Resident yard sprinklers – not SLA property / responsibility. Musgrove used to do that resident's yard but not contracted any longer
- (b) Friday will be out scheduled day
- (c) Have full crew now
- (d) Chad getting quotes on areas of concern and front island
- (2) Any concerns –
- e) Budget – Gabe
 - i) Billing
 - (1) Emailing to residents instead of mailing – will start notifying residents – tentative plan to move forward with emailed bills first quarter of 2023
 - (2) Interest surcharge to those in arrears – starting this back up after suspended due to pandemic
 - ii) Accounts -- Close out Truist account and transfer to CTI – will move forward with this but need to make certain we are getting our statements. Gabe handling

7) Old Business

- a) Roads on west side of the community.
 - i) Working on scheduling - Had difficulty contacting vendor. Still need date.
 - ii) Allana has offered to work with Duval paving – Whitney will get with Allana to gain her assistance
- b) Street sign – started assembling signs last week. Should get date for delivery this week – will notify once this happens
- c) Complaints received on 731 SLC regarding conducting business and sales out of unit. – ARC handling – in conversation with homeowners

8) New Business –

- i) Fountain in front lake
 - (1) Pump broken – out of warranty. Fountain repair states we have two options:
 - (a) Buy new pump
 - (b) Send back to company and hope they will give us something even though out of warranty – this will cost for the shipping and no guarantee
 - (c) Going to get pricing on both options as well as a smaller fountain for comparison and then decision will be made from there
 - b) Allana recommended talking to Crabtree Law firm – they are local and easy to work with – Whitney will get with Allana on contacting and get with ARC as well

9) Open Forum

10) Adjourn –