

# **Selva Lakes**

## **HOA Annual Meeting Minutes – November 15, 2023**

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**Location: Adele Grage Cultural Center / Zoom**

**Time: November 15, 2023 6:00pm**

**1) Call to Order: 6:10**

**2) Roll Call and Introduction to Board Members:**

- a) Board members present: Whitney, Gabe, Bill, Kathleen, Laura. All did self-introductions.

**3) Materials and Landscaping**

- a) Rewiring lights on the Plaza Rd entrance
- b) Sprinkler system was reviewed and deemed in good working condition. Replace some broken heads. Will place concrete donuts around the head that get damaged.
- c) Changed landscaping companies. New company did clean up and will maintain weekly service.
- d) Need additional planting to help with erosion. Shoresox did a portion.

**4) Pool**

- a) The gate was installed behind the gazebo with a numerical padlock.
- b) The tables and chairs were repainted by Walt and MaryKay Leveritt, Debbie and Bill Cain.
- c) Several umbrellas were either repaired or replaced during the course of the Summer months.
- d) The fans and lights were replaced in the main meeting area. The lights were replaced in the Men's room, Ladies room and the pump house.
- e) The dead bolt was replaced on the pump house door.
- f) A new pool cleaning service was hired called Aqua Bright headed by Scott Braddy. We went back to Chlorine tablets for the system as they are more efficient at keeping the levels where they belong making it less likely for the State to close us down during the peak season.
- g) A new system was put in place for making party reservations for the pool. Contact Bill Cain through the HOA and put the date on the pool calendar in the gazebo. A \$50 deposit is still required.

**5) Budget Review**

- a) Dues were increased in 2023 and we will have an additional one for 2024
- b) Our maintenance costs are steadily increasing:
  - i) Landscaping costs increased by \$13K
  - ii) Insurance increased by \$3K
- c) \$25K used for Shoresox was paid using reserves.
- d) \$62K in reserves currently in interest-bearing account.

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- e) Projection for 2023 is to spend \$115K
- f) Taking in \$93K.
- g) 2 homes in arrears. We can impose lien.

### **6) 2024 Projects - Assessment for Reserve Build-Up**

- a) Fence repair and replacement – replace fence on Sandpiper first. Later replace the Plaza Rd section. Painting of all
- b) Shoresox for upper and middle lakes
- c) Landscaping – redo island at main entrance
- d) Artesian well
- e) Total estimated cost \$343K. Assessment of \$2200 per unit.

### **7) ARC Review**

- a) Rule 26 - Fence modifications
- b) Rule 27 - Extension of Driveways
- c) Rule 28 - Color Allowances under Roof Flashing
- d) Rule 29 - Updated Exterior Materials and Colors

### **8) IT Review**

- a) Selvalakes.com contains community news, ARC forms, C & Rs / Rules & Regulations, Meeting minutes and newsletters.

### **9) Communications and Committees**

- a) Newsletter – Endeavor to issue quarterly. The newsletters are posted on Selvalakes.com, the Facebook page and are emailed from “noreply@smartwebs.com”. Please add this email to your address book so you receive the community emails.
- b) Facebook page – Used to communicate meeting information, food trucks, special events, etc.
- c) Social committee:
  - i) Food trucks April through October
  - ii) Cookie swap/holiday gathering – date TBD
  - iii) Garage sales
  - iv) Suggestions welcome

10)

### **11) AOB**

We welcome volunteers for a board position, special project or special event. Please email [boardselvalakes@gmail.com](mailto:boardselvalakes@gmail.com)