

Selva Lakes Annual Meeting 11/19/2024

Location: Adele Grage Cultural Center

Time: 6pm – 8pm

Call to Order: 6:01pm

Board Attendees:

Whitney

Gabe

Kathleen

Bill

Shirley

Intro and Agenda

Materials and Landscaping:

Fence

- New fence Sandpiper and Plaza
- The side that connects to Linkside. This will be discussed with Superior
- Fence has to cure for 3-6 mos
- Committee is meeting for colors and materials for painting both sides
- Has a warranty and Superior will make repairs

Landscaping

- My Jacksonville Landscaper
- Will do annual mulch
- Working on mowing and weeding

Pool:

- Aqua Bright is the company
- They made updates so it is compliant with code
- New cleaning system put in
- Residents regularly help out to keep the pool area clean (Thank you!)
- Tiles were fixed
- Gate entry is being corrected
- New lights went up
- Umbrellas have been replaced
- Clock has been replaced
- Area under gazebo was replaced in 2018. There are cracks. Getting that checked out.
- We will continue the band events at the pool over holiday weekends.

Financials:

- Lifestyles does the financials

- 2025 budget is not finalized yet but it is expected to be close to 2024

Special Assessment

- \$302K was what we hoped to collect
- \$250K collected thus far. Monthly payments still coming in
- \$114K spent on fence
- ~\$27K to be spent on fence painting
- Shoresox to stabilize erosion around the lakes will be \$80-100K
- Artisanal well will replace city water for irrigation. Quote was ~\$13K. Still discussing.
- Looking to install aeration system into the upper lake
- Pump for it will be in pool area
- Landscaping savings due to removing requirement of using push mower.
- Insurance constantly increasing.

ARC:

Explained ARC requests and communication – email, website, etc.

What do they do?

- They approve any change requests to be sure they comply with the rules and C&Rs
- They do quarterly neighborhood walk throughs

Violations – they issue violations and hopefully the issue is addressed.

There are times when violations are not addressed. Any unaddressed violation goes to the lawyer and/or the City of Atlantic Beach.

Upcoming changes:

- Lifestyles will be handling the walk throughs. These will be 1x a month
- Violations – Lifestyles will be handling the initial notification of violations as well as any follow-up including referrals to attorney
- The increased cost will be \$450/month. No dues will increase.

New rules in 2024:

These rules are all posted on website and there is a chart according to home style (Reyhani or Pulte). Please see website for specifics and PLEASE submit ARC request before beginning any project.

- Addition home color
- Shutters styles and updates
- Garage doors – styles, colors, and updates
- Fences – clear stain

Website:

- C&Rs, rules, meeting minutes are all posted regularly.
- The Facebook page is not managed by the Board. Please do not look to solve community issues there. Please email Boardselvalakes@gmail.com

New Florida Statutes:

- All records must be accessible

- Board must take 4 hour class
- Many other changes regarding meetings, records, violations management, fines, rentals and rules.

Social Events:

- Food trucks
- Bands
- Garage sales

2025 focus:

Materials/landscaping

- Fence painting
- Lake erosion
- Artesinal well
- Landscaping of Plaza entrance

Social Community

- Opening of pool party
- Garage sales
- Food trucks
- Holiday events

Q&A:

What happened with the pursuit of speed bumps?

We did not meet most of the criteria. We can talk to the City about how to petition again being we have different circumstances than most communities.

Why are the fountains on for so long? We will talk to pond people to see how long do they recommend.

Adjourn: 7:24pm