

**SOLANA AT HERONS GLEN HOMEOWNER'S ASSOCIATION**

**2023 ANNUAL MEMBERS MEETING AGENDA**

**Thursday, January 26<sup>th</sup>**

**Activities Room A**

**Board of Directors**

**President:** Don Clifton

**Vice President:** Pat Roth

**Treasurer:** Bob Barney

**Secretary:** Bob Ruda

**Board Members:**

**ARC Committee:** Doug Kornetzke (Chair), Pat Roth, Don Clifton

- The meeting was called to order by President Don Clifton at 5pm.
- Pledge of Allegiance
- A quorum of owners & directors was determined
- This meeting announcement had been posted on Solana Bulletin Board and emailed to Owners on January 10<sup>th</sup>
- Denise Horton was welcomed as a new Solana member
- Don Clifton motioned to appoint Ed Brown as a new Board member, seconded by Pat Roth and was unanimously accepted
- Don Clifton motioned to appoint Doug Kornetzke as a new Board member, seconded by Pat Roth and was unanimously accepted
- Don Clifton motioned to appoint Doug Kornetzke to the Solana Design Review Board as Chairperson, seconded by Pat Roth and was unanimously accepted
- Don Clifton motioned to appoint Pat Roth as a new Solana Design Review Board member, seconded by Bob Ruda and was unanimously accepted
- Bob Ruda motioned to appoint Don Clifton as a new Solana Design Review Board member, seconded by Pat Roth and was unanimously accepted
- Don Clifton motioned to accept the minutes of the Special Meeting on January 4, 2023 with roofing representatives. These minutes were mailed to all members with the posting for this meeting on January 10, 2023. Bob Barney seconded the motion which was unanimously accepted .

- Treasurer Bob Barney handed out a printed financial report which is up-to-date as of today. He reviewed the items on the report and gave background information on several items. He reported that he and Pat Roth had taken a trip to secure better CD rates at BMO Harris Bank, and Association Banking by Encore. Treasurer Barney has been attending conferences re: HOA Association business in Florida on our behalf, that provides him with information relevant to our activities and opportunities available such as these higher CD rates. Bob Barney suggested that in “New Business” today we consider restoring some of the funds that were transferred to operating expenses to be used for sod, back to the “Roof Reserves” account. The Board thanks Treasurer Bob Barney for all his dedication and support of our Solana community over the past several years and looks forward to his continuing tenure as Treasurer. Don Clifton motioned to accept the Treasurer’s Report. Motion seconded by Pat Roth and unanimously accepted.
- Bob Barney reported on the recent mulch application project, and suggests going forward that owners try to monitor this work as it is being done on their property, and make the contractor aware at the time of application if there are any errors or omissions in their application. Also, if owners desire to purchase any of the “extra mulch bags”, they should let Bob Barney know asap because the leftover mulch bags that the Association sells, go very quickly.
- Old Business
  - **Repayment of loan from Roof Reserves for last year’s sod.** Don Clifton made a motion to **transfer \$10,000 from Operating accounts back to the Roof Reserve.** This is partial pay back of the \$36,000 borrowed for the sod last year. Motion seconded by Pat Roth and unanimously accepted.
  - President Don Clifton reported on the status of roofs post Hurricane Ian / Solana Inspections.
    - About 15% of our roofs have been approved for replacement by insurance companies so far. Tower Hill has approved the most (8). A few companies are playing hardball and some owners have engaged legal counsel. AAA is one of the companies pushing back hard.
    - New Florida Law – Outlaws Assignment Of Benefits practice and contingency fee legal actions. BUT only for policies issued **after** January 1, 2023, so will not affect current Ian claims already filed.
    - The DRB is accepting roof applications again. Make sure you follow the proposed policy guidelines document when submitting an application. One resident reported no luck in obtaining the required schematic drawing of their proposed roof replacement/repair from their contractor (CMR). President Clifton advised them to stay on top of the issue and he will check into the problem with his CMR contact.

- Roof Update / Policy / Next Steps
  - Every owner needs to stay on top of their roof issues. Do not rely on CMR or the Board or anyone else to keep your claims moving or to get required approvals. President Clifton reported on his own personal difficulty in the handling of his claim by the insurance company. He suggests that everyone get **online access** to their claim thru the insurance company's website. Also, if owners experience no response from their emails to their insurance company re: their lan claim, he suggests sending those emails with **ONLY THE CLAIM NUMBER IN THE "SUBJECT" line** of the email, and attach all documentation.
  - Don Clifton reminded everyone of the Feb 7 joint meeting of the Board and Design Review Board. 5pm in Activities Room A
  - Almost ready to start individual roof inspections for those units that are not pursuing a full replacement. Structural engineer has been tentatively accepted. Owners will be given legal notice before hand.
    - President Clifton offered a comprehensive summary of the overall current roof replacement/repair/investigation situation in Solana. He will be conducting an informal "roof repair orientation walking tour" this coming Tuesday, January 31, 2023 at 5pm, m meeting in the Calle Cristal Cul-de-sac for any interested owners.

- New Business

- Sprinkler Head maintenance. The Board asks all owners to periodically inspect their sprinkler heads to make sure they are free to operate without grass/dirt on them, and that they are applying water to the correct areas. It is always a good idea to at least annually, have the C.L.I.S. Irrigation Department (239-731-4524) come out to your property and check the sprinkler system. They have always been very cooperative to the requests, as no one wants to waste water, or not have the landscape thriving.
- Driveways – some need to be cleaned. That is the responsibility of each owner.
- Street Signs – All three posts are leaning. 2 signs are down and propped up next to posts. One sign is totally missing – presume it blew away during lan. President Clifton emailed Joyce Gillespie on Friday asking her for assistance but have not yet heard back from her. Nick Rossi was told twice last year by the HG HOA that new signs had been ordered but who knows?

- Bob Ruda reported on the current status of the Solana Insurance Declaration verification program. There are presently three owners overdue for compliance by not providing a copy of their, currently in effect, HO-3 insurance declaration sheet(s). Bob thanked all owners for their past and anticipated future cooperation in this matter.
- New Board Positions - We still have room for a couple more Board members. Can have up to 9. If interested in joining the Board, let any Board Member know and they will get you a copy of our **Notice of Intent form** to fill out. This form is also available on the Solana HOA website. If we all pitch in, the job of keeping Solana a good place to live will be a lot easier to do.
- The Design Review Board (formerly referred to as the “Solana ARC) has full membership of 3 right now – which is the max number per of Declarations. Our governing documents refer to the DRB not ARC, and our Attorney advises that is the designation we need to use for this committee.
  - DRB Update / New Procedures- Doug Kornetzke is our new DRB Chairman and he is off to a great start. Our documents require a much more structured review process than the way we have been operating recently. Scheduled meetings, agendas, minutes, etc. Doug has posted the DRB meeting schedule and new DRB procedures on the **Solana section of the HOA website**.
  - Renewal of Landscaping Contracts – We have still not received a 2023 contract from Klopack but expect to renew with them. David, from Klopack, said he would be sending it. We have not experienced good work quality and dependability from multiple past landscape contractors, and it is difficult to find a reliable firm in this area. We will renew with Klopack, and ask all owners to pay attention to the work they do, and be willing to point out errors/omissions “on the spot”.
- Owner’s Forum
  - Question as to why the sod did not take as expected ? Perhaps the underlying earth is not conducive to robust sod growth?
  - **Everyone is reminded of the upcoming Joint Special Meeting of the Solana Board of Directors, and the Solana Design Review Board on Tuesday, February 7th at the clubhouse Activities Room A at 5:00 p.m. This meeting is scheduled to answer questions and provide explanations regarding the Ian Roof Replacement and Repair Policy and Guidance Document, and to formally vote on acceptance of the proposed document. This is an important proposed policy with definite implications for all owners, so the Board strongly urges any interested owners to participate.**
- Pat Roth made a motion to adjourn at 5:55pm which was seconded by Don Clifton and unanimously approved.

Minutes recorded by Robert Ruda, Secretary