

SOLANA AT HERONS GLEN HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING- MINUTES

Wednesday, March 29th - 5:00 PM - Activities Room A

Present

President: Don Clifton

Vice President: Vacant

Treasurer: Bob Barney

Secretary: Bob Ruda

Board Members: Ed Brown

- President Don Clifton called the meeting to order at 5pm with the Pledge of Allegiance
- A quorum was established by the presence of four of the five members (D. Kornetzke absent)
- Don Clifton had posted the meeting notice on the Solana bulletin board, as well as the Solana google group on March 14, 2023.
- The reading of the minutes from the 2/7/23 Joint DRB & Board Special Meeting was waived and they were unanimously approved on a motion by Don Clifton, seconded by Bob Ruda
- We have 4 residents who completed a Notice of Intent to join or rejoin the Solana Board - Nic Rossi, Pat Roth, Nancy Odom and Steven Vargas. President Clifton reported that we are familiar with the candidates who had prior service on the Board, so we do not need to review their qualifications and background, but Steven Vargas is new to our Board so he was asked to comment on his qualifications and background, which he did.
- Don Clifton motioned to appoint the following candidates to the Board to fill current vacancies: Nic Rossi, Pat Roth, Nancy Odom, and Steven Vargas, seconded by Bob Ruda and unanimously accepted. At this time all available slots on the Board are filled.

- Bob Ruda advised the Board that Doug Kornetzke has completed the mandatory Florida HOA Board member certification training. Ed Brown also advised the Board that he has completed his training certification. Pres. Clifton reminded all Board members of this required training by the State of Florida.
- Bob Barney gave the Treasurer's report. As of February 28, 2023 we are \$6,919 under budget. Checking account was: \$54,400.80. Our total assets were \$325,470.41. Income taxes have been completed and filed with special thanks to Don Clifton and Chet Bartkowski for volunteering to do them "in house" saving the fee that is usually charged us for this work. The cash and expense sheet for 2022 was filed with the State. We paid our annual \$62 fee for our Florida Corporate certificate. Bob reminded everyone that our fiscal year coincides with the calendar year. The Treasurer's report was unanimously accepted by a motion from Don Clifton, seconded by Pat Roth.
- President Clifton advised the members that he and Bob Barney will be meeting with the HGRD accounting office to discuss our fee that they charge us for accounting. He expects a roughly 11% increase request that he feels is reasonable, as we have been underpaying the last few years since our contract increase has been 3% per year even though inflation has been far higher
- Don Clifton reported for the Design Review Board that 12 roof replacement applications have so far been submitted and approved. Five, or six more are expected in the next few days. The DRB has a Special Meeting g scheduled for April 3, 2023.
- Bob Ruda gave an update on collection of Insurance Declarations. As of today, there are five (5) currently overdue declarations. In addition, there is one uninsured property since 2/2/23, as the owner reports her coverage was not renewed by her carrier, and because she has an ongoing roof damage claim, she is NOT able to secure a new HO-3 policy. There was a discussion that if this condition continues, for any owner in Solana, the Board may have to step in and attempt to secure coverage for the property and then assess the owner for the cost. Bob reported that we have at least 2 current owners with Florida State-sponsored insurance company. He also provided the following background HO-3 statistics based on declarations he has collected since he took over:
Average coverage: \$266,679 Average Premium: \$1958.17 Average Hurricane Deductible: \$4984
- **Old Business**
- Status of Roofs / Solana Inspections
Don Clifton reported on hurricane Ian roof damage claims as follows:
 - Approved by Insurance (or self pay) - 34 (38.7%)

- Unapproved but With Attorney - 36 (40.9%)
- Unapproved and Not yet with Attorney 17 (19.3%)
- Inspection report paid by Solana - 1 (1.1%)

Note- It has been 6 months since Ian. The 17 units that are not yet with an attorney need to get updated information on their claim status and possibly consider getting an attorney if no settlement is forthcoming in the near future.

The first roof replacements are underway in 3621 Rue Alec. Units 4, 5, & 6.
On Feb 23, we had two unit roofs inspected by an independent structural engineering firm (SOCOTEC Consulting out of Naples, FL).

At one point we had three owners claiming no significant roof damage and not pursuing insurance claims for replacement. Two of those owners, for reasons known only to him, relented and signed with a licensed roofing company for replacement. As of today 87 of our 88 units have filed Hurricane Ian roof damage claims.

The Solana arranged inspection report from Socotec has not yet been received. It was supposed to be issued no later than last week.

The inspections cost the Association \$800 per inspection since we were only having two done at this point. (By the way, it is possible we may have to inspect more in the future depending on how insurance claims get resolved. The rule is that if your roof is not replaced, your roof must be inspected by the Board to assure the Association is not on the hook for any un-repaired damage from Ian). Hopefully all submitted claims will in fact be approved and additional inspections are not necessary.

If the inspector identifies needed repairs, the homeowner will be required to complete the repairs and hire another structural engineer to inspect and certify that all identified problems have been addressed. At a minimum the Association will not pay for that unit's roof repairs or roof replacement until this is completed. The Board can also, at their option, take additional actions if the deficiencies are not timely addressed and pass any related costs on to the homeowner. Hopefully we will not need to do that.

So far, we have one 4-pack building that is approved and ready to be replaced all at once – no new ridgelines. And we are very close to getting a 6 pack approved for replacement all at once – waiting to hear from CMR.

Don Clifton's considerable efforts in this matter were applauded by the attendees.

New Business

President Clifton reported on proposed changes in the Solana Roof Policy Document that was adopted on February 7, 2023. The proposed revisions were shared with the community on March 14th when the notice of this meeting was posted.

Most of the changes are in #4 of the Policy section of the documents and address that CMR has clarified they intend to remove vertical ridgelines when they install an adjoining roof.

There are also changes in #7B related to paperwork. It says when a ridgeline is removed that must be noted on the drawings and identify the ridgeline to be removed.

The DRB has a special meeting set for Monday, April 3 to discuss and vote on the revisions.

Mary Ruda (3621-4 RAL) raised concerns relating to the affect on her roof replacement, which is currently underway based on the existing Solana Roof Replacement policy. She is particularly concerned that her contractor's warranty for the replacement will be affected by this proposed ridgeline change. She reports that her contractor (Dry Roofing Incom, LLC) has provided her with a 15 year warranty on their work. Mary feels that, if a subsequent contractor (CMR), for her neighbor's adjoining roof, removes work done on Mary's roof by the first contractor, that her first contractor's warranty for that affected section will be voided. She reports that she has been in communications with President Clifton on this issue and she very much appreciates the time Don has spent in listening and discussing this concern with her. However, neither Mary nor President Clifton, up to this point, has been able to secure a clarification from CMR on this question by telephone or email. President Clifton advised Mary that if problems occur in the roof areas where the second contractor, by virtue of these proposed Solana policy changes, alters the work of her (first) contractor (Dry Roofing), and the "second contractor" (CMR) does not correct them under their work warranty, then the Solana Association will work with the Owner to assure the second contractor completes any needed repairs at his expense, to resolve the issue.

Don Clifton motioned to recommend the Solana DRB adopt the proposed changes that he submitted, seconded by Pat Roth. The motion carried.

A discussion took place of how to notify the HG HOA of ridgeline removals. They want an update when ridgelines are removed so they can update their files. President Clifton proposed

the creation of a standard form to keep owners out of it. He also reported that he is working on adopting a standard rate for billings on shared surfaces – he is working with CMR to develop this.

- Street Signs- Nic Rossi is working on getting the damaged & missing Solana street signs replaced by the HG HOA . He has been in touch with Joyce Gillespie on this and a 3 phase timetable has been adopted to address these signs. Solana is in the first phase of this program.
- Renewal of Landscaping Contracts - The Board renewed the landscape maintenance Contract with Klopach for 2023. There is no cost increase for 2023! The annual amount of the contract is for \$38,748 which amounts to about \$36 per month per unit. Most months Klopach is here twice a month.
- TruGreen Walk Through- President Clifton did a Solana walk through on February 8th with Tom Huke from TruGreen.
- Sod / Replace Dead Plants - We had a credit balance on our account with Klopach Landscapes related to work that was unable to be completed due to Hurricane Ian. We used this credit to negotiate some replacement of DEAD plants and some additional sod to be laid by Klopach. Approximately 50 dead plants (not half dead or sickly looking) were dug out and replaced. Most of the money was spent on sod and most of that sod was laid between four or five buildings on Calle Cristal. Net of the credit balance, the work cost the Association about \$1,400 which was within our budgeted amount for plant replacement this year.
- Hopefully, when we are past our roof issues, we can begin to replace a large part of dead or dying plants which were installed by the builder. The hope is to do some type of set aside in the budget each year and replace all the original plantings over a multi- year timeline.
- Watering of new sod: Both Trugreen and Klopach attributed some of our prior issues of sod to improper watering. For new sod, it should be watered daily for 2 to 3 weeks only. After that, let the irrigation basically take over – unless it is extremely dry and then water a couple of times per week. For new sod watering daily for too long can result in root issues as well as mold and mildew problem. It is a fine line.
- Everyone should make sure all of your irrigation heads are clear and working properly. You can go online and put in a request for a checkup. If you are getting new sod, it is especially important to do this.
- Finally, if you are getting new sod, make sure it is not mowed for at least a month. Block off that area to prevent it from being mowed.

Owner's Forum

Karen Wills advised the group that the North Fort Myers FD intends to cut in some firebreaks in the forested areas around the Glen in the next few years. They will cut back the vegetation and mulch it to create this firebreak lane. Karen also asked residents NOT to discard yard waste materials in the area behind Calle Cristal as this constitutes additional fire load that further threatens the community if a wildfire occurs there. There is no need to discard yard waste there as it is already collected weekly at no additional cost at the curb.

The next scheduled Board Meeting is November 15, 2023.

Don Clifton motioned to adjourn at 6:05pm, seconded by Pat Roth and unanimously accepted. Minutes recorded by Robert Ruda, Secretary.