

Solana HOA Directors Meeting

March 27, 2024 5:00 PM

Activities Room A, HG Clubhouse

Provisional Minutes

Directors in attendance: Jim Nelson, Ed Brown, Bob Barney, Chet Bartkowski, Declan Dunn, Doug Kornetzke, Nancy Odom, Harold Sloan

Directors Absent: Bob Ruda

The meeting was called to order at 5:00PM by President, Jim Nelson

President Nelson noted that a quorum of Directors was present.

President Nelson confirmed that on March 11, 2024 a posting of today's meeting occurred via the Solana google group and a posting on the Community Bulletin Board.

Approval of Minutes: A motion to approve the minutes of the Jan 24, 2024 Annual Directors Meeting was made by Ed Brown and seconded by Bob Barney. The motion carried.

Treasurer's Report: Board Treasurer, Bob Barney gave a financial report of Solana's income and expenditures. The finances of Solana's HOA remain positive. A motion to approve the Financial Report was made by Ed Brown and seconded by Chet Bartkowski. The motion carried

President's Report: Jim Nelson expressed thanks and appreciation to Jo Moyer and all those who were involved in planning and helping Solana's March Block Party become a reality. He also thanked those who attended and brought such a wide range of delicious food options.

He noted that he continues to be in contact with CMR about their slow progress in roofing the many villas that have been approved. He will continue to do what he can to keep the process moving. It was noted that 3 villas are scheduled for dry in this week.

At the Annual Meeting residents asked if the HOA could help with the legal questions that they have regarding CMR issues. He noted the Board had contacted legal counsel and was advised not to get involved with the legal questions residents have. Doing so could result in legal issues for Solana's HOA. He hopes residents understand why the HOA should not get involved on individual contract issues.

President Nelson also reviewed responsibility's of HG HOA, Solana's HOA and Resident's on specific issues. Issues that may need more attention are fire

extinguishers, outside lights, and a review of the status of landscaping the Solana HOA is responsible for. He encouraged homeowners to be vigilant regarding, driveway cleaning, removal of rust stains from villas and adjustment of irrigation heads.

Board members Bob Barney, Nancy Odom and Chet Bartkowski will meet with Klopak Landscaping to develop plans to replace original Solana plants observed to be dead during a recent community walk through.

It was noted that our pest control services come from Extermicare. It is a quarterly service. They will come inside the home with an appointment made due to an infestation. The contact number is 941-505-1882

Design Review Board: Doug Kornetzke reported that of Solana's 88 units, 71 have been approved for new roofs by insurance companies - 67 of those 71 have DRB/ARC approval.

Of the 67 DRB/ARC approved units - 20 have new roofs or are close to being complete.

Since January the DRB has approved 6 roofs, 4 landscape requests, 1 Lanai work and 1 new door/windows.

HOA Board Liability Insurance: The current liability for the HOA board is 1 million dollars.

Increasing the coverage to 2 million was less than \$100 a year. Coverage for more than 2 million would require a different kind of policy than currently exists.

The possibility for additional coverage will require more research. A motion was made by Declan Dunn and seconded by Chet Bartkowski to increase coverage to 2 million. The motion was approved.

Owners Forum: Residents were provided an opportunity to make comments. The topics ranged from the expenses to maintain the fire extinguishers to the history of Solana when Property Management firms were used to manage the business of Solan's HOA. Karen Wills volunteered to research current codes related to fire extinguishers located by exterior doors

Adjournment: A motion to adjourn was made by Ed Brown at 6:05. Declan Dunn seconded the motion. The motion was accepted.

Minutes recorded by acting Secretary Harold Sloan