

Provisional Minutes (not yet formally accepted by Board vote)

HERONS GLEN SOLANA HOMEOWNERS' ASSOCIATION

Board / Budget Meeting

Wednesday November 15, 2023

5:00pm

Activities Room A

Board of Directors:

President: Don Clifton

Vice President: Pat Roth

Treasurer: Bob Barney

Secretary: Bob Ruda

Board Members: Doug Kornetzke (*via phone*), Nancy Odom, Ed Brown

ARC Committee: Doug Kornetzke (Chairman), Don Clifton, Ed Brown

- The meeting was called to order by President Don Clifton at 5pm
- Pledge of Allegiance
- 7 current members are present which is a quorum
- Proof of Posting – Agenda was posted online and on the bulletin board on 10/30/23
- Welcome New Residents (John & Pamela Cappitelli (3620-6 RAL), Joann and Ernie Piche (3621-5 RAL))
- Approval of the Minutes – June 8, 2023 Special Director's Meeting (To Appoint New DRB Member)
Nancy Odom motioned to waive reading and approve the minutes as submitted by Doug Kornetzke.
Seconded by Pat Roth and unanimously accepted.

Minutes of June 8, 2023 Board of Directors Meeting

- o Call to Order
- o Meeting was called to order at 5:02 by Don Clifton
- o Establish a Quorum (majority of directors)
- o Quorum established, Member's present: Don Clifton, Nic Rossi, Bob Barney, Ed Brown, Nancy Odom, Pat Roth, Doug Kornetzke.
- o Absent: Bob Ruda, Steven Vargas
- o Proof of Posting (at least 3 days to directors)
- o Don Clifton presented Posting
- o Old Business

- Approval of March 29, 2023 Board Meeting Minutes ○ Don Clifton motioned to approve the minutes of the Solana Board meeting of 3/29/23. Pat Roth second the motion. Motion carried
- New Business
- Nomination / Vote on DRB Member to Fill Vacancy
- Pat Roth motioned to appoint Ed Brown to the Design Review Board (DRB). Pat Roth Second the motion. Motion carried.
- Adjournment
- At 4:07 Nancy Odom motioned to adjourn, second by Path Roth. Motion carried. Submitted by Doug Kornetzke

Financial Report & Proposed Budget- Old Business

- Treasurer Bob Barney submitted his current and annual report of our finances (see below), and gave background information on several financial issues. He reported that our current accounts at Finemark Bank balances are: operating account- \$75,985.74, capital account- \$72,363.00, maturing CD at end of November- \$108,117.43. Our total equity is currently \$ 391,305.00. Bob mentioned how we are doing better than budget at the current time, but there is much uncertainty going forward as to future roof issues and policies. He recommends that we keep our current assessment of \$400 quarterly as is. Don Clifton motioned to accept the Treasurer's report as given, and to maintain our current \$400/quarterly fee structure as is. Seconded by Ed Brown and unanimously accepted.

Don Clifton motioned for acceptance of the proposed 2024 budget as submitted by Treasurer Barney. The motion was seconded by Ed Brown and unanimously adopted

- Don Clifton gave a Roof Installations Update – Progress is at a snail's pace.
- So far only 10 roofs have been installed with tiles. (6 by DryRoofing and 4 by CMR). We also have an additional 9 roofs that have tiles removed and are dried in.
- DryRoofing did not install new gutters but 3 of the 4 CMR roofs completed have also had new gutters installed. The gutters came about a week or two after the CMR roof installations were completed. Don has continued to press CMR to pick up the pace. However, CMR continues to move slowly and over promise about progress. Not to take CMR's side but Don feels that they are overwhelmed with work after Ian and the new EV requirement that was effective this summer in Florida has caused CMR to lose a dozen crews. Don also mentioned that the roof replacements may reveal more underlying wood rot issues, and therefore, it is quite challenging to budget for normal roof repair and maintenance costs that Solana is responsible for paying. A resident questioned who would be responsible for additional damage, if a currently damaged roof in process of replacement via insurance claim, suffers additional damage prior to being replaced? President Clifton advised that this expense would be the responsibility of the owner as it stems from an original damage claim. He feels that the owner would then need to advise their insurance

company that a “supplemental claim” would be required.

- ARC/Design Review Committee Update (submitted by Doug Kornetzke and read by Ed Brown)

- As of today, out of 88 units in Solana, 59 have applied and received Solana DRB approval. All but 5 recent applications have also received HOA ARC approvals.

- 7 additional units are now approved by insurance and the DRB is awaiting their applications.

- The remaining 22 units are with legal counsel. With 75% of Solana units now approved and settled, we expect all of the remaining units to get approved for replacement as well.

- Doug has supplied the Board with an update per villa of the 24 roofs still “in process”.

President Don Clifton cited DRB Chairperson Doug Kornetzke for doing an outstanding job since he has volunteered to take over the DRB, and Don remarked how professionally that committee is functioning now. Bob Ruda motioned to accept the DRB report as read, seconded by Nancy Odom and unanimously accepted.

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- New Business

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- Secretary Bob Ruda gave an Owners Insurance Update as follows:

November 15, 2023

Solana HOA Report on HO3 Insurance Declarations

As of this date, we have documentation on hand for HO-3 Insurance in affect for all but 2 of our 88 villas.

1 owner reports she was not able to renew with her previous insurer, and she cannot obtain a new insurer until her outstanding roof replacement insurance claim is settled. In an effort to provide some measure of protection for her neighbors in the event of a disastrous event such as a fire, she has submitted written documentation for liability insurance, which she reports is up to \$1,000,000 in coverage. The other owner verbally claims to have adequate HO3 coverage, but his documentation on file with us expired April 23, 2023. I have emailed, and called him on many occasions since prior to his expiration, and he has yet to provide any written documentation. I will keep trying.

Of interest is that based on submitted declarations over the past 10 months, the average Coverage A insured amount per villa in Solana is: \$ 274,629. The average premium per villa is: \$ 2,067

I would like to offer my sincere thanks for the cooperation of my neighbors in providing copies of their declaration sheets to us as they renew.

Bob Ruda
Secretary

- Bob Barney & Don Clifton reported on sprinkler head maintenance and coverage issues.

- Bob Barney also reported that the mulch is scheduled for delivery and placement during the first week of January. Extra bags of mulch, if any, will be piled in the Calle Cristal cul-de-sac and may be purchased by interested residents for \$5/bag payable to the Solana HOA

- Don Clifton reported on plant and sod issues. We had originally figured that 650 sq.ft. of sod was needed to replace dead sod in the front of villas only. As it turned out, 2,650 sq.ft. was replaced. We also spent \$5,800 for replacement plants. It is suspected that most of the dead sod and plant issues are the result of inadequate irrigation application via the CLIS system. Don has been in touch with the Manager as well as the HOA and Mainscape people to make them aware that irrigation system repairs are direly needed.

- Don Clifton reported on driveways maintenance – This is the responsibility of each individual villa owner. Most driveways have been cleaned but we still have some that need to be cleaned. Don warned about possible violation letters from the HG-HOA for dirty driveways. He recommended the use of products like “Wet It and Forget It” to clean driveways.

Directors Pat Roth and Don Clifton are resigning with the adjournment of tonight’s meeting. Director Steven Vargas has resigned as he sold his villa recently. The Board wishes to thank these individuals for their volunteer contributions to the community. President Don Clifton was specially recognized for his outstanding service as the leader of our HOA for the past 2 years.

Resident Tony Kattenhorn has volunteered to serve on the DRB. Bob Ruda motioned to appoint Tony Kattenhorn to the DRB to fill Don Clifton’s spot, seconded by Pat Roth and unanimously adopted.

Resident Jim Nelson has volunteered to serve on the Solana HOA Board to fill one of the current vacancies. Don Clifton motioned to appoint Jim Nelson to the Solana HOA Board, seconded by Pat Roth and unanimously accepted.

No one has come forward to agree to accept nomination as President or Vice-President. As such it was the feeling of President Clifton that Treasurer Bob Barney should function as “Acting Meeting Chairperson” as well as Treasurer in the interim until a permanent replacement President and Vice-President are appointed. Bob Barney agreed to do so.

Several persons have thanked members for volunteering and new Board member Jim Nelson commented on the importance of people coming forward to volunteer to serve in the various Solana HOA roles. It is our collective hope that people will do so in order to keep Solana as a pleasant place to live.

Resigning member (after 4 years service) Don Clifton thanked everyone for helping him during his tenure and reported that even though he will no longer hold position on the Board, he will still be willing to help out if possible any resident who needs his consul.

There were several comments and discussion from residents on roof, irrigation, and related issues.

Nancy Odom announced that volunteers are needed to help decorate the Solana entrance area & sign for Christmas. Volunteer “decorators” are asked to assemble at the entrance sign this Tuesday, November 21st at 9:00 am.

The meeting was adjourned at 6:11pm on a motion by Pat Roth, seconded by Nancy Odom and unanimously adopted.

Next scheduled Solana Board meetings at this time are Wednesday, January 24, 2024 and Wednesday, March 27, 2024. Both meetings will be in Activities Room A in the clubhouse at 5pm. Special meetings, if any, will be announced in accordance with the Association by-laws.

Minutes submitted by Bob Ruda, Secretary