

SOLANA AT HERONS GLEN HOMEOWNERS ' ASSOCIATION

Board/Budget Meeting

Provisional Minutes

Wednesday, November 20, 2024

5:00pm

Activities Room A

Board of Directors:

President: Jim Nelson

Vice President: Ed Brown

Treasurer: Bob Barney

Secretary: Bob Ruda

Directors: Chet Bartkowski, Declan Dunn, Doug Kornetzke, Nancy Odom, Harold Sloan

- Meeting called to order at 5:00pm by Pres. Nelson
- Pledge of Allegiance
- All Board members present except for Doug Kornetzke
- A quorum was declared by Pres. Nelson
- Proof of Posting – Agenda was posted online and on the bulletin board on 11/6/24
- The proposed agenda was approved unanimously on a motion by Nancy Odom, seconded by Ed Brown
- Welcome New Residents: Bill & Joanne Lynch
- Bob Ruda motioned to approve the minutes of the 3/27/24 meeting, seconded by Ed Brown and unanimously approved with a special thank you to Harold Sloan for filling in as Secretary and doing a good job
- A comprehensive financial report, was given by Treasurer Bob Barney. Our total liability and equity is \$448,294, revenues and expenditures are in line with the budget. Every owner is current on their dues payment. Financials may be reviewed on the Solana link of the Herons Glen website.

Old Business

1. Roof project update: Jim Nelson checked in with Right Way Roofing. They are a sub for CMR. There is concern for the number of roof leaks that have shown up on the new work, but things seem to be moving in the right direction. Solana is currently down to only 3 roofs not yet approved by insurers for replacement. Pres. Nelson offered special thanks to Bob Barney, Nick Rossi, and Doug Kornetzke for keeping everyone up-to-date on roof issues all summer long. He especially cited Doug Kornetzke who has gone above and beyond his duties as Chairman of the DRB in keeping on top of a myriad of roofing issues and passing along pertinent information to board and community members.
2. ARC/DRB. Tony Kattenhorn provided a DRB report. During the year there were 44 applications handled by the DRB, and all were approved.
3. The owners' insurance report was given by Chet Bartkowski. Everyone but one owner is up to date on their insurance declarations. The outstanding owner has not been able to renew the HO-3 coverage until the roof is replaced. An umbrella liability policy is in place in the interim.
4. Fire Extinguisher Report - Karen Wills checked with the local FD as regards to whether or not we need to continue having fire extinguishers outside every front door, and the answer is yes due to the number and type of occupancy. Solana will continue to have the extinguishers in place and maintained. Pres. Nelson thanked Karen for taking the time to look into this issue for the Board.

New Business

1. Replacement of dead plants: Jim Nelson reported that they have previously identified approx. 50 plants that need to be replaced. Klopack has supplied a proposal to replace them, and Pres. Nelson expects this to happen within the next few weeks. Jim reported also that not every irrigation system appears to be working in Solana and this may be a contributing factor in the demise of some plantings. He will ask Mainscape to check all Solana irrigation components for proper operation as soon as possible. Jim also suggests that owners clear their sprinkler heads and monitor whether or not their systems are working properly. If not, they should call Mainscape at 800-481-0096.

2. Treasurer Bob Barney reviewed our service contracts upcoming.

- Landscape maintenance- We have an agreement with Klopach for the same price as last year
- Weed control & fertilization- The manager from TruGreen, our current provider, has recommended that an aeration be done this year. If we add the aeration, our contract will be the same as last year (\$ 13,537.25) plus the aeration cost of \$1715.93 for a 2025 total of \$15253.18
- Accounting services- Herons Glen. Bob Barney has spoken with our accounting provider at the HOA and he expects a 3% increase. He recommends we extend the current contract service with them.
- Pest control- Extermicare - Treasurer Barney reports that the contractor will continue the service without an increase in our cost for 2025. The normal application schedule for outside treatment by Extermicare is: October, April, January & July. Interior treatments are only provided if a specific pest problem is observed by the resident, who then would contact Extermicare for remediation treatment.
- Mulch distribution: Bob Barney reports that our mulch supplier plans to deliver the mulch on January 29, 2025 and then spread it as in the past. If there are homes where the gutters are still missing, the supplier will not spread the mulch by those homes but leave bags nearby. As in the past, if there are any surplus mulch bags, they will be available for purchase by residents at \$5/bag in the cul-de-sac at the end of Calle Cristal.

Harold Sloan motioned that the Board approve the expenditures as outlined by Treasurer Barney for Landscaping, Weed Control and Fertilization, Accounting Services, Pest Control and Mulch. The motion was seconded by Nancy Odom and unanimously accepted by the Board.

3. Roof treatment, cleaning plan: Bob Barney reported on his investigation into various types of roof mold abatement treatments. Our current contractor is Mold Manglers who go up on the roofs for a power washing type treatment at a cost of approximately \$17,000 per treatment. Bob found a drone treatment company who recommends multiple treatments at approximately \$42,000 each. He is also looking into a new treatment called “Cirta Shield” which has gotten positive reviews. He will continue to get more information on options for this service.

4. Review and act on proposed 2025 budget: Treasurer Bob Barney had written copies of the budget proposal available to all attendees and he highlighted several germane factors on the budget proposal. He recommends that our quarterly assessment remain at \$400 and that the proposed balanced budget of \$140,800 be approved. Ed Brown motioned to approve the assessment and budget as proposed, seconded by Declan Dunn and unanimously accepted by the Board. Bob Barney was complimented for his continued good work as Treasurer.

5. Call for owners to serve on the board director nominating committee. Three director terms expire in January. They are Jim Nelson, Nancy Odom and Bob Ruda. Bob will not be eligible for re-election as he is selling his Solana home. He will not be able to serve the remaining month or so of his term. The board may act to replace him now or wait until the annual meeting. President Nelson recommended that we operate with 8 Directors until January’s meeting. Nancy Odom will not be running for reelection to the Board at that time. Our by-laws call for a Nominating Committee with one Board member as Chairperson, and at least two other Solana residents. Ed Brown volunteered to serve as the Director Chairman, and Ernie Piche and Kitty Latham volunteered to serve on the Committee. It is hoped that there will be interested residents willing to serve on the future Board in order to keep our community a nice place to live and in good shape.

6. Jim reviewed the new State of Florida education requirements for members of HOA Boards. HOA Board members are now required to complete 4 hours of continuing education annually. This training is available online several times a year and can be completed at home by Board members. It essentially consists of watching presentations for 4 hours, and there is no cost to the member or the Board.

7. President Nelson reported that our current attorney Alex Menendez has left his firm along with a couple associates and they have formed a new firm. They wish to continue to represent us with their new firm. Jim recommends we retain them. Declan Dunn motioned that we retain Menendez, Pope and Mazzara as our legal representatives going forward. Motion seconded by Ed Brown and unanimously accepted.

8. Solana and the future related to roofs and insurance. Discussion of next steps: Jim Nelson reports that we are coming to an end of the current roof replacement project, and we should begin discussing the future policy of Solana on roof replacement and maintenance. This decision may require proposals, covenant work, legal research, and community involvement. A discussion took place involving the Board and members in general as

to different approaches. We could look into continuing as is but that did not seem to work well with all the recent insurance claims and replacements. We could look into purchasing a blanket roof and exterior insurance policy for all 88 units. As we have just about all new roofs, this may be an attractive risk for insurers. If this plan was adopted, residents would still need insurance coverage for the interior of their homes, but it is expected that the cost of such coverage would be reasonable. What to do with the existing roof reserve funds was brought up with a few ideas for expenditures. It was unanimously agreed that the Board would look into a blanket policy for all 88 units. Any and all future decisions on this major policy will be undertaken by both the Board and community vote.

- **Announcements**

- Solana Holiday decorating will be this Saturday, Nov. 23rd. Volunteers are needed. Meet at the Solana sign at 9:30 am. It was noted that we currently have \$860 in donated funds for holiday decorations, and some suggestions were made as to what additional items could be used. Nancy Odom is coordinating.
- Karen Wills mentioned that the very popular Firewise event is coming again in January. Also, there will be a balance seminar followed by a balance evaluation for those who attend the seminar. Details to follow.
- Bob Barney motioned to adjourn at 6:03pm, seconded by Ed Brown- Unanimous
- Minutes recorded by Bob Ruda, Secretary

Next scheduled meeting: January Annual Meeting - January 22, 2025