

Latham Park HOA
Board of Directors Meeting Minutes
Wednesday September 20, 2023, 7:00pm

Call to order: Haley Pereira called meeting to order at 7:05 pm

Quorum was established: in attendance via zoon was Haley Pereira, Fernando Pedromo, Angel Roniger, Angelina Berrigan, and Laura Caprio representing Don Asher & Associates.

Absent: Denver Fox

Minutes: Haley Pereira made a motion to approve the meeting minutes from August 16, 2023. Angel Roniger seconded. All were in favor, motion passed.

Financials Angel Roniger gave an update on the August financials. Everything looks good. Expenses were forecasted, there was an excess in water usage which was a little bit over budgeted.

Collections. Aging report looks good for the month. Haley Pereira made a motion to move to the next step in collections for account #118700650. Fernando Pedromo seconded. All were in favor, motion passed.

Old business

- Office 365 has been implemented.
- Pool internet is up and running, the switch from Spectrum to CenturyLink is in place.
- Fernando Pedromo made a motion to approve the estimate from Klinger Electric in the amount of \$19,503.00 for the uplighting at the entrance of the community. Angelina Berrigan seconded. All were in favor, motion passed.

New Business

- Angel Roniger reviewed the budget; she will email it to the board for final review.
- The board will be enforcing all bylaws.
- The board discussed replacing the community bulletin board.
- Microsoft teams will be replacing zoom.

Committee updates: Landscaping - Angel Roniger walked the community with TML reported that mulch needs to be added to the back pavilion, sod replacement is needed near pool. TML is still pulling weeds around the pool and playground area. Control cages will be installed shortly, the birds of paradise in one of the pocket parks will be replaced. TML will blow off pine needles on the boardwalk and the fence lines will be sprayed. Landscapers cannot spray weeds around retention pond, Orange County is responsible to treat that area.

Landscape design starts the third week of October. The shower head at the pool house has been changed. The boardwalk has been repaired. The board is looking into replacing signs. The board is looking for grounds committee members.

Communication: David reported on office 365, trying to get things automated. They are reworking the pool reservation system to make it easier with a calendar. They are working out the details with the processes and procedures.

Events- Haley Pereira reported that the food truck event was very positive and well received. She would like it to become an annual event. Only two events left this year. October pumpkin painting and November cookies with Santa.

ARC: The arc is now made up of five members. ARC tracker is working well. The committee will review the rules and guidelines on flags.

Decorations: Fernando Pedromo reported on the community decorations. The decoration committee will submit decorations for approval to the board before putting them up.

Next meeting date: October 18, 7:00pm

Adjournment: With no further business meeting was adjourned at 7:57pm