

Latham Park Homeowner Association, Inc.
Board of Directors Meeting Minutes
December 18, 2023
7:00 PM

1. **Call to Order:** Denver Fox called the meeting to order at 7:05 p.m.
2. **Quorum was established:** in attendance via Teams were Denver Fox, Haley Pereira, Angel Roniger, and Fernando Perdomo-Connot
3. **Meeting Minutes:** Haley sent out November's meeting minutes following last month's meeting. Laura also corrected the spelling of Fernando's last name in the October meeting minutes. Denver made a motion to approve. Angel seconded. All were in favor.
4. **Financial Updates:**
 - a. Reviewed monthly financials. We'll get the official report from Laura on the 20th. Denver reviewed via Caliber.
 - b. Reviewed 2023 and 2024 budgets.
5. **Old Business:**
 - a. Pool internet. Working and Spectrum cancelled.
6. **New Business:**
 - a. Discussion on bylaws vs ARB guidelines (e.g., flags, basketball hoops, etc.)
 - a. Denver made a motion to change the ARB guidelines to eliminate page 23, Item 2 "Recreational Equipment and Toys." In its place, ARB will reflect/reference Covenants Page 47, Section 25 "Basketball Goals & Equipment." Haley seconded; Angelina also approved.
 - b. Plumber for clubhouse. Denver's credit card was charged. He made a motion for reimbursement. Angel seconded and Angelina approved.
 - c. Electrical work at clubhouse, roundabout, and Seidel.
 - a. Electrician coming out to look at it and make sure it's waterproof for holiday lights (Not GFSI – not up to code).
 - b. The outlet needs to be replaced and enclosed in a weatherproof case.
 - c. Ring camera to be replaced and internet access point needs to be changed.
 - d. Denver made a motion to approve up to \$2,000. Haley seconded; Angelina approved.
 - d. Boardwalk Trex pricing and fixes. Denver to bring pricing to the next meeting. We did receive a power washing quote for about \$1k.
 - e. Credit card account for HOA for billing of Quantum, license renewals, etc.
 - a. Denver made a motion to have the card approved for small billings where no other card is available. Angel seconded; Haley approved.
 - f. Pest control into pocket parks for wasps

Committee Updates:

1. Grounds:
 - a. Meeting with Simon at 10.
 - b. Pool side gate. Angel to engage locksmith for quote
 - c. Fence repair. Need to find a vendor and Simon will be billed.
 - d. The palm tree in front of island is crooked, needs to be straightened.
 - e. Crepe Myrtle in roundabout planted too high.
 - f. Within pool gates, sprinklers watering the walkway.
 - g. Pricing on another vendor for the spraying.
 - h. Locks for announcement boxes.
2. ARC
3. Decorations

7. Open Forum

8. Next Meeting: Monday, January 15 at 7 pm

9. Adjournment: With no further business meeting was adjourned at 8:15 p.m. Motion made by Denver, seconded by Angelina; approved by Angel.