

**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 20<sup>th</sup>. 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.