



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
May 19, 2021
6:00PM

Agenda

1. Call to Order
2. **Quorum of the Board** - All 5 members present via zoom conference call
3. Affidavit of Notice: Notice was posted onsite at least 48-hours in advance of the meeting with all meeting dates through March 2022.
4. Approval of Previous Meeting Minutes: March 21, 2021
5. Financial Update
 - a. Excess cash from 2020
 - b. Budget Workshop-status update
6. Committee Updates
 - a. **Communications**
 - i. HOA Website update and review
 - ii. Quarterly Newsletter – Will pause on doing quarterly newsletter. Weekly emails are more timely and effective.
 - iii. List of Owners that have not provided permission to receive email communication
 - iv. Website Calendar Widget - \$25.00 **All in favor motion carries.**
 - b. **Events**
 - i. Muffins with Mom – low turnout, only 4 families
 - ii. Donuts with Dad – Flyer approved
 - c. **ARB**
 - i. Vote on proposed new members-Michael Beckerman and Pamela Miller
 - ii. Looking for additional members, will be interviewing other people.
 - iii. House Paint Templates – work ongoing
 - iv. Meeting minutes, documents and approvals available through Melrose website (Jessica to send link to Bill)
 - d. **Grounds**
 - i. **Garbage Cans-** vermin proof trash cans or increase garbage pickup considered for trash receptacles at pool and playground. Vermin proof enclosures range between \$1100-\$1500. Citibin brand appears more attractive. Discussed option to utilize current bins as recycling – but concerns that people do not properly use recycling and then have garbage contamination. Preference for 42 gallon. Grounds committee will review and send proposal. Will look to approve before next meeting if possible.
 - ii. **Latham Park Beautification Project** – Cherry Lake to provide landscape proposal Friday, May 21.
 - iii. **Capital Projects-** Melrose to work on costing estimates of the items previously requested. Once have rough estimated cost, then would like to survey community on how to prioritize. Items include: Nature Walk, playground improvements, pond bubblers, dog park, swings, etc.
7. **Manager Update-** manager sends a report monthly with the financial packet
8. **Old Business**
 - a. **Mosquito control** – bimonthly
 - b. **Fireplace repair update** – Repair of regulator and other updates. Denver made motion to approve fireplace repair \$316.35. John second. **All in favor, motion carries.** Request that grounds committee turn on once of month.
 - c. **Night Use, lighting requirements for pool** – need additional flood lights to create enough lighting equivalent to daytime – estimated to be \$50,000 for lighting. Night use may also increase chemical costs because of increased usage and would likely require heating.
 - d. **Community Rules updates** – Members to review and send thoughts on revisions. July meeting have some ideas of what would like to consolidate. John to work on converting to Word and sending it out. Once have some feedback, schedule town halls with



9. New Business

- a. Fathers Day Flyer Proposal-approved
- b. Basketball hoop proposal-Last meeting application for continued use approved. Attorney provided feedback suggesting that not include fee of \$25.00. Emily moved to approve modified Application for Continued Use. John second. Denver, John, Emily and Bill approved (Angela abstained). **Motion carries.**
- c. Current enforcement Action – Denver moves to close enforcement cases if either move basketball hoop or complete application. Emily second. Denver, John, Emily and Bill approved (Angela abstained). **Motion carries.**
- d. **Compliance committee**- Alternative path to legal letters. Committee would recommend fines for infractions. Would go to HOA board for approval. Would require 3 committee members. Need to establish a schedule of fines for infractions. Denver will resend proposed schedule of fines for review. Rules also allow us to take on lawn compliance and then bill homeowners.
- e. **Rule Compliance** – Questions about why rules are not being enforced. Discussed including a summary in communications of the topics of violations (example: 2 letters on lawns)
- f. **Cherry Lake**
 - i. Boot Cut palm trees at pool-10 trees(4 front, 4 around pool, 2 back) – Boot cut up to 10 feet. \$150 per tree. Denver moves to approve boot cut palm trees up to 10 feet around pool. John Second. **All in favor motion carries.** Request that not do pool areas on weekend.
 - ii. Median and south side plot mowing addendum – Center median on Seidel. Only completed every 6 weeks at best by County. Also small plot of land by nature preserve on Southside. We have been doing both. Not included in Cherry Lake’s quote. Additional \$3,877/year. Median on Seidel reflects on our property value. Denver moves to approve Cherry Lake addendum for Seidel Median and Southside track. John second. **All in favor motion carries.**
 - iii. Doddington shrub removal-Pocket park has shrubs that is on private property. Homeowner is submitting for fence. Irrigation on private property. Bushes would not survive a trim to the property line. Denver moves to approve \$3,512.34 to remove shrubs. John second. 4 approve (Denver, John, Angela, Emily). Bill opposes. **Motion carries.**
 - iv. Irrigation repair and MPR proposal – Estimate of \$3442.55. 222 nozzles are incorrect and not properly irrigating grass. Denver moves to approve. John second. **All in favor motion carries.**
- g. **Umbrella Proposal** – Commercial umbrellas, three year warranty and wind closure. More expensive. Could also get four tables with cheaper umbrellas. Denver moves to approve the commercial umbrellas for \$3,046.20. Bill second. **All in favor motion carries.**

10. Open Forum

- a. Fishing – Orange County rule. County made clear that cannot fish in pond. Call 311 to report fishing. Email Melrose if notice signs damaged
 - b. Newsletters – have communicated that website up; QR code posted at bulletins.
 - c. Nature Walk/Dock – Melrose investigating permits required and costs. EPA approval required.
 - d. Pools Guests – rules allow guests. Grounds committee to make recommendation about removing party limitations.
11. Date of Next Meeting: Board meets on the 3rd Wednesday of every month at 6pm.
12. Adjournment. Denver moves to adjourn. John second. All in favor motion carries. Meeting adjourned at 8:14 pm.

