

Latham Park Homeowner Association, Inc. Board of Directors Meeting January 19, 2022 6:00PM

Meeting Minutes

- 1. Call to Order -
- 2. Establish Quorum of the Board Denver, Bill and Emily in attendance.
- 3. Affidavit of Notice: Notice was posted onsite and on lathamParkHOA.com at least 48-hours in advance of the meeting with all meeting dates through December 2022.
- 4. Approval of Previous Meeting Minutes: December 2021 Bill moves to approve. Denver second. All in favor, motion carries.
- 5. Committee Updates
 - a. ARB Committee
 - b. Communication Committee
 - c. Grounds Committee
 - i. Pressure wash quotes
 - ii. Questions regarding mulch will connect with Marvin for areas identified by F&G Committee needing additional attention. Overall consensus is brown mulch is huge improvement to mulch added last year.
 - iii. Landscaping Updates
 - i. Bill moves to approve quote from Cherry Lawn to remove and replace Sabal palm on Lake Huckleberry land. Denver second. All approve, motion carries.
 - iv. Playground Updates
 - Bill moved to ratify emergency vote to purchase replacement playground plastic "Bubble" piece that was destroyed. Denver second. All approve, motion carries.
 - d. Events
 - New Chair volunteer Current chair (Sam) needs to step down from Chair role but remain on committee
 - ii. Will seek interest in volunteers for replacement chair in email communication update
- 6. Manager Update
- 7. Old Business
 - a. Pool Gates update
 - i. Issue diagnosis: Post on each side of the gates are insufficient to hold gates. Need to replace with larger posts that will fully support weight of gates.
 - ii. Quote obtained from Mossy Oak Fence \$3,850
 - iii. Obtaining another quote this week
 - iv. Goal is to fully resolve this issue so that gates swing open and close easily and prevent people from reaching over gate to open
 - b. Enforcement blotter
- 8. New Business
 - a. Election Update April 20, 2022
 - i. Board member election and bylaw amendment updates
 - ii. Investigating options for people to show interest in Board positions
 - b. Bylaw changes
 - i. Currently with attorney for review and understand procedure to
 - ii. Update basketball hoop provision (make the process simpler while adopting standards currently in place)
 - iii. Flag provision to include additional flag options
 - iv. Rental provisions that aid in enforcement of rules pertaining to short-term/Airbnb and address maintenance of property
 - v. Allow for appointment of Board members upon resignation of members mid-year
 - c. Playground Repair- (see notes above)
 - d. Pine Trees in Common area adjacent to 9373 Bradleigh
 - i. Pine trees planted close to property line in Common area along Bradleigh (ranging 4-5 feet from adjoining house). Upper planters touch the house and causing ant invasion to house. Closer to



home than pine trees on other common areas. Based on spacing, indicates that Pine Trees were not appropriately planted within common area property boundaries.

- Trimming estimates approximately \$375 which would be an ongoing expense, maintenance and liability concerns.
- ii. Alternative to remove and replace with Crepe Myrtle and resolve issue.
- iii. Emily moves to approve TLM quote to remove pine trees and replace. Bill seconds. All in favor, motion carries.
- e. Dead Palm tree across Seidel (see notes above)
- f. Leaning Crepe Myrtle Will try to straighten and see if holds.
- g. Benches around pond and pool
 - i. Grounds committee is reviewing and looking for quotes
 - ii. Would like to have quotes encompass replacement of bench rusting in pocket park
 - iii. Goal would be to match existing benches in community
 - iv. Also need to understand ADA compliance requirements and obligations to install sidewalk access to benches

Open Forum

- a. Suggestion to pin HOA meeting information on FB page. FB not official communication medium. Anyone can post and ask Admins to pin.
- b. "Lawsuit" against HOA no lawsuit. There was a letter sent to HOA from legal counsel but there has been no suit filed.
- c. Greater involvement on HOA meetings
 - Look at putting additional signs by Entrance a few days before meeting to try to raise greater awareness
 - ii. Will ask Communication committee to look at existing signs and see if we can update and utilize
- 10. Date of Next Meeting: Board meets on the 3rd Wednesday of every month at 6pm.
- 11. Adjournment. Denver moves to adjourn. Emily second. All in favor, motion carries. Meeting adjourned at 7:16 pm.

