

Latham Park Homeowner Association, Inc.
Board of Directors Meeting and Annual HOA Meeting
April 20, 2022
6:00PM

Meeting Minutes

1. Call to Order – Denver called meeting to order at 6:12 p.m.
2. Establish Quorum of the Board – Quorum established: Denver, Bill and Emily present
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: March 2021 – Bill moves, Emily seconds. **All in favor, motion approved**
5. Committee Updates
 - a. ARB Committee – Meeting tomorrow
 - i. Plan to review hurricane shutters proposal
 - ii. Hurricane shutters proposal presentation – Community Guidelines (Bill Colburn)
 - Current rule prohibits storm shutters on front of home
 - Seeks to allow storm shutters to be utilized on front of home, temporary shutters (SnapTrac), Bahama shutters (impact) added as option on back of house
 - b. Communication Committee
 - i. Amazing job and thank you!!! Online voting roll out was a success
 - c. Grounds Committee
 - i. Current Landscaping Vendor Cherry Lake has given notice to terminate contract – price hike up 30%
 - Emily moves to continue Cherry Lake one additional month to facilitate full vetting of vendors
 - ii. RFP for new vendors
 - Juniper, Brightview, Floralawn, TLM, GreenMark, Cherry Lake
 - TLM – smaller company, 3 other neighborhoods \$90k
 - Floralawn - \$110K
 - Juniper - \$133K
 - Brightview – has online ticketing system - \$125k
 - Cherry Lake - \$125k
 - iii. Homeowner request for reserving amenities during transition – Grounds committee will send name to Communication committee to be placed on calendar. Grounds committee will review after to make sure cleaned up.
 - iv. Pressure washing – ongoing
 - v. New Playground Updates-
 - Permits re-submitted with additional information requested by County
 - Need to remove back row of shrubs (will obtain quotes)
 - vi. Easement area on Merlon – Homeowner requested to be able to remove pine trees and replace with Crypt myrtle (Homeowner covering cost)
 - Grounds Committee supports
 - Emily moves to approve removal of pine trees with replacement of Crypt Myrtle subject to final approval of vendor by Board prior to work proceeding on property. Bill seconds. **All in favor, motion carries.**
 - vii. North Side Pocket Park bench – still working on securing firm quotes
 - viii. Pool Gate Update – Deposit submitted to Mossy Oak
 - ix. Pool Area Maintenance (wooden beams, etc)
 - d. Events
 - i. Tanner Roe as the chair. Denver moves to approve. Emily seconds. **All in favor, motion carries.**
 - ii. Stephanie Roe as a member of the committee.
6. Manager Update – No update
7. Old Business
 - a. Transition to Don Asher – expected transition date May 1
 - b. Will follow up with Don Asher tomorrow regarding ARB application process – confirm that will be ready to activate for

8. New Business
 - a. Hedges on Lake Huckleberry Lane and other areas – communicating to landscaping vendors that we want hedges to grow (good practice to do some trimming to help it grow and avoid bald spots)
 - b. Ratify: Approve \$500 to be spent on AV equipment for the board meetings. Denver moves to approve. Emily seconds. **All in favor, motion carries.**
 - c. Ratify: Waiver for Melrose and Mossy Oak
 - i. Melrose instituted third party vendor to process insurance. Mossy Oak submitted via paper but not in system.
 - ii. Denver moves to approve
9. Open Forum
10. Date of Next Meeting: Board meets on the 3rd Wednesday of every month at 6pm.
11. Adjournment. Denver moves to adjourn at 7:07 pm. Emily seconds. **All in favor, motion carries**

**Annual HOA Meeting
April 20, 2022
Meeting Minutes**

1. Call to Order – Denver called Annual HOA Meeting to order at 7:09 PM
2. Establish Quorum – Quorum for Board Election (30%) established - 213 owners participated
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. Board Election Results – 1 year term (213 Ballots Submitted)
 - a. Denver Fox
 - b. Bill Colburn
 - c. Emily Wilcheck
 - d. Hailey Pereira
 - e. Fernando Perdomo-Connot
5. Denver moves to adorn Annual HOA until Wednesday, May 18, 2022 at 6:00 pm via Zoom and at pool.
 - a. Bill seconds. Membership approves.