

Latham Park HOA
Board of Directors Meeting
Thursday June 21, 2023, 7:00pm

Call to order: Denver Fox called to order at 7:03 pm

Quorum was established: in attendance via zoon was Denver Fox, Haley Pereira, Fernando Pedromo, Angel Roniger, Angelina Berrigan, and Laura Caprio representing Don Asher & Associates.

Minutes: Denver Fox made a motion to approve the meeting minutes from June 12, 2023. Haley Pereira seconded. All were in favor, motion passed.

Financials Denver reviewed the May financials, the association is doing very well with the budgeted items.

Collections There are a few outstanding collections; some accounts are with the attorney.

Old business There is a new cell phone app-based system for gate entry at the pool area, it should be completely rolled out within two weeks. Owners will still be able to purchase a key fob.

Office 365 update, the vendor has all the information for set up everything should be completed in about thirty days.

Denver Fox will order one bear proof garbage can for up to \$1200.

New Business The board took a poll with the community out of 345 residents 244 participated about 71%. The poll topics were the following ARB, use, Security camera location, community events, amities, landscaping company, boardwalk , decorations and Pride decorations.

The board is aware they must follow proper procedures according to statute and governing documents.

The ARB committee will get together to define decorative flags that are allowed in the community.

Grounds David Taylor reported on the grounds. The committee reviewed three different landscaping companies TML, Down to Earth and Brightview.

Haley Pereira made a motion to approve the landscaping contract from TML. Angel Roniger seconded. all were in favor.

Denver Fox made a motion to approve the pressure washing estimate to pressure wash the common areas in the amount of \$11,475.00. Angel Roniger seconded it. all were in favor motion passed.

Denver Fox made a motion to install sod in front of the community in the amount of \$750. Haley Pereira seconded it all were in favor motion passed.

Next meeting date: July 19, 7:00 pm

Adjournment: With no further business meeting was adjourned at 9:00pm