

Indian Creek Phase VIII Homeowners Association, Inc.

Board of Directors Meeting Minutes

Tuesday, November 12, 2024

Time 6:30pm – Pool House

Call to Order: Vickie Belsky, President called the meeting to order at 6:30 pm.

Roll call and Verification of Quorum:

Directors present Vickie Belsky, President, Sara Lassandro, Treasurer Marie Adkin, Secretary, Sophie Schneeberger, Vice President, Violet Glancey, director, and Gerald Franceski, director. Also, present Marc Tougas, LCAM, and about twelve homeowners.

Approval of Meeting Minutes:

Sophie read aloud the September Meeting Minutes. A motion to approve the September 10 minutes as amended was made by Vicki, seconded by Sophie, and approved by all.

Reports:

Presidents: No report as this time

Financial: Sara reviewed the September Financial Statement variances to budget and the position of the Association. She reviewed the reserve deficit from remodeling the bathrooms. A short discussion followed. A review of the association arrearages concluded the report. The report is available on the Community Website. Sara noted that the Budget approval meeting is scheduled for Tuesday December third.

Welcoming Committee: Sophie noted that we had one sale in the community.
Sale – 310 Moccasin - \$525,000.

Architectural Control Committee: Sonia Paz reported that two approvals were completed
303 Moccasin Trail for a new roof and painting the driveway and
224 N Moccasin Trail for a new roof.

Violations Report: Vickie noted that we have the following open items four driveways to be painted, two fence repairs in progress, and letters sent to owners who have not removed their storm shutters.

Property Management: Marc Tougas, LCAM presented the management report to the Board of Directors and answered questions.

New Business

- a. ***Quote for Sidewalk Cleaning*** – Prior to the asphalt sealcoat project in January and regular maintenance to clean the community sidewalks and Miami storm curbs. The board reviewed a proposal for \$3,900 to complete the work. Marie moved that the

proposal for the sidewalk cleaning be accepted. The motion was seconded by Vickie and passed by the Board.

- b. ***Review Rules for Website and HOA Training*** – Sara noted that her daughter was instrumental in setting up the Association website. She advised that ongoing maintenance may be difficult for her and her daughter. Sara moved that the Services of Specialty Hardware be engaged as webmaster to maintain the website. The motion was seconded by Gerald and passed. A short discussion was held regarding new State education requirements for directors. Marc noted that the 4-hour class is required by January 1, 2025. He advised that he would forward possible webinars to the directors.
- c. ***Assignment of Tasks*** – Vickie noted the community sidewalks require inspection in preparation for repairs to be completed. The board directed management to complete an inspection of potential repairs to sidewalk cracks and replacements and obtain quotes for the repairs. Vickie advised of the pending end of her service to the community and the need to locate an individual to carry out the responsibilities of the President. She indicated it may be necessary to extend the services of Advantage PM to cover some of the regular inspectional items. A short discussion followed reviewing various aspects of those duties.

Old Business

- a. ***Road Resealing Schedule*** – Vickie noted that the sealcoat project with True Lines is on schedule to start in January. She reviewed the flyer sent to owners and the four phases of the project one week each. It was noted that vehicles need to be moved and signs will be posted regarding parking on one side of the narrow streets. A review was made of the various community services which will require notice regarding the project including emergency services, refuse collection, and landscaping. A short discussion followed.
- b. ***New Laws 720 HOA Act - compliance and Rules*** – A discussion was held regarding a review of the Association documents in view of the changes to the Act. The Board felt that a committee of three members should be appointed to complete a review and make recommendations as a basis for changes by the Board and the Community.

Homeowners Open Forum

The floor was opened to answer any additional questions or concerns from owners and residents.

Adjournment:

Vickie moved to adjourn at 7:26 PM. Sophie seconded and the meeting adjourned.

Respectfully Submitted

Marc Tougas

Marc Tougas -LCAM, Advantage P.M.

For and on Behalf of the Board of Directors

Indian Creek Phase VIII Homeowners Association, Inc.