

Minutes of the Addison Estates Homeowners Association Board Meeting (Draft)

Wednesday, October 23, 2024

The meeting was called to order by President, Allam Lobo, at 7:10 pm at the Veterans Building at Mullins Park in Coral Springs. In attendance were John Evans, Vice-President; Ellen Kaplan, Treasurer; Shijo Joseph; and James Cardiello. Attending virtually were Daniela Cardiello and Marc Desruisseaux. Absent were Ana Maria Walteros, Secretary, and Arun Sivasankaran. Also in attendance was All County Freedom Property Manager Jeff Goldsmith. Six homeowners were in attendance. Allam noted that this meeting had been rescheduled from October 9, 2024 due to the weather (hurricane). The meeting agenda, copies of the minutes of the July 10, 2024 meeting, and a 2025 draft budget were available to those in attendance.

The first order of business was to review the minutes from the July 10, 2024 meeting. A motion to accept the minutes was made by Vice-President John Evans, was seconded by Shijo, and was approved.

The next order of business was to present the Treasurers report. Ellen and Jeff reported that the account balance was \$33,138.58 as of October 1, 2024, but that there were still checks outstanding and that we had received a few HOA checks that had not yet been deposited. They stated that they had worked diligently the past week to obtain HOA fees that were outstanding and that there was only one homeowner whose account was in arrears. A motion to approve the Treasurers report was made by John and seconded by Shijo and was approved.

Ellen mentioned that she and Jeff had met with an accountant to discuss the 1120H forms for the IRS and that Ellen had filed the forms that had been completed by Fiorello and Partners. Ellen presented a bill for copying and printing supplies in the amount of \$113.80 for reimbursement. John made a motion to approve reimbursement and Shijo seconded it. The motion was approved.

A question was asked about the by-laws on the website. John gave Allam a complete copy and Allam agreed to scan it onto the Association website.

James mentioned and asked if we have to fill out a corporation ownership form effective January 1, 2024. Jeff was asked to follow-up on this.

Next on the agenda was Old Business. The first item was an update on the Landscaping Project. James asked for reimbursement for 5 pots he bought for the front wall at the cost of \$127.33 each for a total of \$636.55. John made a motion and Shijo seconded it and reimbursement was approved.

The next item was approval to pay a bill for \$300 for power washing that had been done. John made a motion and James seconded it to approve the payment which was approved.

The next item was a discussion about the bills received from JLS for the rust chemicals and service. Jeff had received several bills in the amount of \$202 for each of the past 4 months. Two bills had been paid because the work had been done, but there were two additional bills that had not yet been paid. The invoice itemized that 4 gallons were used (2 in each tank) at the cost of \$40.50 per gallon with a labor fee of \$40. Jeff will contact JLS to see what months the work had been done.

The next item was sprinkler repair. Monthly costs for wet checks are included in the monthly maintenance agreement with JLS but costs for parts to repair the sprinklers are additional. The Association has received four invoices for sprinkler repair for June- September in the amounts \$19.75, \$22.50, \$32.74, and \$26.41.

James proposed an alternative option for replacing the sprinkler's heads so they spray laterally and not vertically (up/down). He said this would help and that it would cost a few hundred dollars. A motion was made by Daniela and seconded by Allam to replace the tops of the sprinkler heads not to exceed \$300. The motion was passed.

There was a discussion about how to remove the current rust on the front wall. James said that he would buy rust removal and that he and a homeowner, Justin Moody, would do the work to remove the rust.

The next discussion was about the flowers in the front center island. The flowers that were planted originally a few months ago had died and were removed by JLS. A motion to approve \$2000 for replacement flowers was made by James and seconded by Marc and was approved.

There was a discussion about replacement mulch. An invoice for \$3000 was received but this item was tabled because the mulch was not needed now and could be included in the 2025 budget.

The next item on the agenda was the Compliance Committee. There was a conversation about homeowners putting bulk trash out over the weekend or days before the bulk pickup on Thursdays. Justin Moody said that we need to use good judgment and that while appliances and large boxes should not be put out until pickup day on Thursdays, why restrict tree trimmings. Ellen and Jeff will do an email reminding homeowners about this and Allam will put it on the website.

A homeowner asked a question about who was responsible for the repair of the gutters and sidewalks. Ellen explained that the City had undertaken a Sidewalk Improvement program for our development. The plan was sent out to bid and we are waiting to see which bid the City accepts.

The last item was a discussion about the 2025 budget. John had prepared a preliminary draft budget with estimated anticipated expenses. He explained that almost all expenses had increased and that, if we keep the HOA fees at \$250 per quarter, we would be over \$6000 in the red. He stated that landscaping and related costs (power washing, sprinkler repair, etc.) were more than 70% of the Association budget. In addition, we have Utility costs (FPL) and Administrative costs (Property Management, Insurance, Website, Supplies, and Meeting Room rental).

Several options were discussed including keeping HOA fees the same for 2025 and going into our reserves, reducing expenditures, increasing HOA fees, or having a Special Assessment mid-year 2025 if needed.

Since this was a budget discussion meeting, it was decided that another budget meeting would be held in November or December to finalize the budget and HOA fees for 2025. It is hoped that more homeowners would attend that meeting to provide input.

Allam then adjourned the meeting at 9:21 pm.