

Addison Estates Homeowners Association- Minutes

April 26, 2023

The meeting of the Addison Estates Homeowners Association was called to order on Wednesday, April 26, 2023, at 7:10 p.m. at the Veterans Building in Mullins Park in Coral Springs by Allan Lobo, President. Board members in attendance were Ellen Kaplan, Secretary; Marc Desruisseaux; James Cardiello; Daniela Cardiello; and Anna Marie Walteros. Board member John Evans was absent due to illness. There was one homeowner in attendance. Copies of the meeting agenda were made available to those in attendance.

A motion to accept the minutes of the January 11, 2023, minutes was made by Daniela and seconded by Anna Marie and was passed unanimously. A motion to accept the minutes of the special meeting on February 8, 2023, was made by Daniela and seconded by James. The motion was approved unanimously.

James made a motion to approve reimbursement to Ellen as secretary for office supplies not to exceed \$100. The motion was seconded by Allan and approved unanimously.

The treasurer report was made available and indicated a balance of \$50,579.35 with total equity of \$49,530.11. The profit and loss statement indicated a net income from January through March of \$5832.89. Ellen stated that she signed three checks at Prestige Accounting. A check for March and April in the amount of \$1646 was signed for Brayton Landscapers. A check for Prestige Accounting in the amount of \$250 was signed for monthly accounting services and a quarterly check for \$200 corporation filing fee was signed.

A question about cardmember services was asked and Allan agreed to call Betty to discuss the cardmember services for the web network solutions and to discontinue the services.

There was discussion about the Aging Summary and which homeowners were current and which were in arrears. There was also a question about ACH and Allan agreed to follow up with Betty at Prestige. Of the homeowners on the Aging Summary, 11 of them have credit and 23 are past due. A motion to accept the treasurer's report was made by Mark and seconded by Ana Maria and was passed unanimously.

James stated that a survey was completed by Baseline Survey in the amount of \$1550. He will review the survey with Tucker Design who will put a plan into place. For \$4300, they will provide 2 plans: a basic plan and a premium plan. Hopefully these plans will be provided at the July 12 meeting. James discussed possible options to add color to the center island. Part of the funds would be used to repair the damaged part of the front wall. It was noted that the lights in the center island are working. They are currently red but can be changed.

The idea of a block party was again discussed, including up to \$5000 of city matching funds. We would have to give them a plan for at least \$10,000 which would include community involvement. John had previously expressed interest and Ana Marie said she would help once we have a plan.

The Homeowners Association website was discussed, and Anna Marie said she would make folders and clean it up.

A motion to adjourn the meeting was made by Daniela at 8 o'clock and seconded by Anna Marie.