

# Minutes of the Addison Estates Homeowners Association Board Meeting

January 12, 2022

The meeting was called to order by President Felipe Cortines at 7:02 PM at the Cypress Hall meeting room in Coral Springs. In attendance were Ellen Kaplan, Secretary, and Daniela Cardiello. Alam Lobo was also in attendance as he had been appointed to the board at a previous meeting. Absent were James Cardiello and Marc Desruisseaux.

The first order of business was to accept the minutes from the October 13, 2021, meeting. Copies of the minutes were made available to all at the meeting. A motion to accept the minutes was made by Felipe and seconded by Daniela. The minutes were accepted unanimously.

The second order of business was to review a letter that went out to Homeowners from the board at the beginning of January. The letter reminded homeowners of the board meeting and the importance of attending the meeting so that their voices could be heard. Unfortunately

The treasurer's report was then reviewed with copies available to all in attendance. A question was asked about what the landscaping budget was and the cost per month and year. The current landscape costs are \$783 per month or \$9396 per year. Ellen noted that she had contacted 2 homeowners who had large overdue HOA fees. These fees were collected prior to the meeting and were included in the treasurer's report.

Felipe brought the homeowners up to date on the request for holiday lights for the front common areas. He stated that the board had approved a maximum of \$3000 at the last board meeting for holiday lights but that none of the bids received fell into the approved range. In addition, one of the bids said that we would have to trim some of the palm trees in the front which would have been an additional cost above and beyond the \$3000. Felipe said that he would be willing to start the process of getting bids for holiday lights for December 2022 earlier than we did this past year. Justin, one of the Homeowners, said that years ago lights used to be put up by homeowners, but the board noted that people who do work for the association need to be insured.

The next order of business was a discussion about the wall at the front property. Felipe said the association has enough money to cover the wall repair, but it was noted that the homeowner is responsible for the tree that is pushing on and causing damage to the wall. It was mentioned that Carol Wooly, a homeowner, said she was going to draft a letter for the board at the last board meeting to see if the homeowner would take care of it. The board has not received the draft letter yet. It was suggested that the board might be happy to share the expense or to do the repair and bill the Homeowner. It was felt that this might be a bad precedence to set. Daniela said that she would ask James to call the city to see if they would help with the tree problem. The Board then thought that a letter should be sent to the homeowner after we received the city's response about whether they would help us with the tree problem.

The next order of business involved landscaping. Justin, one of our homeowners who is a retired police officer, said he had started his own landscaping company and was interested in doing the landscaping for the common areas of the association. He reviewed three bids that he had sent to the board including one for \$800 which would include lawn maintenance, cleanup, herbicide and fertilizing twice per year. This rate would not include mulch. Mulch is expensive and would increase the rate to \$1000 per month. Mulching the entire front of the development near the roadway would raise the rate to \$1200 per month. Felipe said he did not feel comfortable voting on the change of landscape company because two members of the board were absent. The board decided to postpone the decision until the April meeting. In addition, ample notice would have to be given to our current landscape company, Brayton, if we were to stop using their services. Justin was OK with delaying the decision until April.

Our current president, Felipe, stated that he is going to step down as president and will no longer serve on the board effective immediately. He said that he had accepted a new job and was considering moving. A motion to accept Felipe 's resignation was made by Daniela and seconded by Ellen and was approved unanimously.

There was a discussion about who would replace Felipe as president and Alan Lobo agreed to serve as President. Daniela made a motion to nominate Alan Lobo as president and it was seconded by Ellen. It was passed unanimously.

Daniela then made a motion to adjourn the meeting at 8:02 PM and it was seconded by Ellen. The meeting was then adjourned.