

BELLE OAK VILLAS HOA
BOARD MEETING
FEBRUARY 20, 2018

The meeting was called to order at 6:30 p.m. and the members in attendance were: Nancy Porter, Diane LaForge, Tom Henry, Annette Bennett, Dan Denney, Samantha Feuer, Kevin Haumann, Mary Anne Gardner. **ABSENT:** Jose Rosado

Minutes: Motion was made by Tom Henry and seconded by Annette Bennett to accept the January 16, 2018 minutes. **All in favor and motion passed.**

Treasurers Report: The December financials were presented. January financials were not sent in time for this meeting but the January aged owner balances were presented.

Diane will check with VESTA Properties to see if the January 2018 dues were brought up to date by those listed on the last financial report.

A lien will be placed through our attorney on Lot #35 due to the fact that the owner was not in compliance with the payment plan that was authorized by said owner. Mary Anne Gardner made a motion to the lien and it was seconded by Annette Bennett. **All in favor and motion passed.**

Budget: Kevin reported that there isn't much change within the new budget. The quarterly dues will continue to be \$200/per quarter.

Motion to accept the new budget was made by Nancy Porter and seconded by Mary Anne Gardner. **All in favor and motion passed.**

Architectural Report: Tom reported that there is a problem with leaf pickup. Diane will speak with the company regarding this issue which is in the contract.

NEW BUSINESS: Burch Tree Company was contacted to trim trees. Palm trees at pool area will cost \$750.00. Motion to trim trees at \$1200.00 made by Tom Henry and 2nd by Dan Denney. **All in favor and motion passed.**

Sprinklers: Many sprinklers will need to be fixed/replaced. A large expense will be coming up in 2018.

Pool Decks: Marisa Construction West Inc. submitted a bid. Pavers will need to be cleaned and sealed. **Pool #1** - remove and reset pavers - pressure wash pool deck and walk, wet sand joints, and re-seal (2 coats) - \$2,760. **Pool #2** - Remove and reset pavers -pressure wash pool deck and walk, wet sand joints, and re-seal (2 coats) - \$2,695. Motion to accept bid by Tom Henry and 2nd by Kevin Haumann. **All in favor and motion passed.**

Fire Hydrants: All passed inspection Fire hydrants are color coded by the Fire Department.

Pool House Repairs: Adamant Construction Inc. submitted a bid to repair rotten beam on top of wall, nw cedar beam at the gate, 2 pieces of fascia need repaired. Fix bad wood at vent on top gable., install vinyl soffit over the drywall, reinstall lights (no painting) at a cost of \$3035.50. Motion made by Dan Denney and 2nd by Tom Henry. **All in favor and motion passed.**

E-mail responses : Many residents responded to the e-mail that stated the annual packet will be sent via e-mail. There are some residents who will be getting a mailed copy re: they either don't have access to a computer or are unable to print.

Annual Meeting: The annual BOV meeting will be on Tues, March 20, 2018 at 6:30 p.m. in Room D at the Largo Community Center.

Tom Henry made a motion to adjourn the meeting at 7:45 p.m. and 2nd by Kevin Haumann.

Respectfully submitted,

Mary Anne Gardner
Secretary

