

**Dee Ann Lakefront Estates**

**HOA Board of Directors Meeting Minutes**

Saturday Oct. 2, 2021

Dan Speakman called the online meeting to order on Saturday, Oct. 2, 2021 at 10:30 a.m.

Roll call:

Dan Speakman – President

Ken Brownlee – Vice President

Alvin Joe Thomas – Treasurer

Secretary – absent

Assistant Treasurer - Chris Strub

Last month's minutes were posted; Dan read last month's minutes; Ken made a motion to accept the meeting minutes; Joe seconded; motion passed.

Chris stated the financial report. There is \$23,413 in the checking account and \$162,709 in the Money Market account.

- This month's maintenance budget was exceeded on repair costs for water leaks.
- Preparation of 2020 taxes is in progress.

No committee reports.

**Agenda Topics**

**Old business**

- Roofing contractor Stuart completed work and submitted final bill; the bill will be paid after the contract is updated noting that a couple of gutters with seams had to be used and that the 20 year warranty will apply to those gutters.
- Water pressure issues - C&C plumbing found old rags in some water lines. The rags were likely used in the water tank when it was painted 10 years ago. Dan will review repair records to determine who painted the tank to seek re-imburement for the leaks. A water break was also found behind building 2 resulting in loss of 91K gallons of water. The Board contacted the sewer company; the leak has been documented. When the bill is issued the sewer company will only charge the HOA for 8K gallons and credit the rest.

**New business**

- The Board is getting information on HOA management companies due to the increasing workload required of the HOA; Ken talked to two companies, one provided a quote. Ken will forward the quote to the Board.
- Ken is working with an insurance company to obtain a quote for 2022.
- Weed control - many residents would like to get away from chemical treatment in the water. The spray expedites the weed problem because the spray kills some of the weeds and those

dead weeds turn into fertilizer for remaining weeds. The company that used the boat to remove weeds last year will not be in Florida this year so we are currently scheduled to spray the weeds again. We have tools to cut the weeds and dredge them out of the water; Joe used these behind his unit and they worked well. More discussion on this next month. Dan asked for volunteers to help with cutting/dredging the weeds.

Dan made a motion to adjourn the meeting; Joe seconded; motion passed.

Next month's meeting is 11/6 at 10am via Zoom

Link to join monthly meetings:

Join Zoom Meeting <https://us02web.zoom.us/j/89721591710>  
Meeting ID: 897 2159 1710