

**Dee Ann Lakefront Estates**  
**HOA Board of Directors Meeting Minutes**

Saturday Dec. 4, 2021

Dan Speakman called the online meeting to order on Saturday, Dec. 4, 2021 at 10:00 a.m.

Roll call:

Dan Speakman – President

Ken Brownlee – Vice President

Alvin Joe Thomas – Secretary, Treasurer

Assistant Treasurer - Chris Strub

Last month's minutes were posted; Ken made a motion to skip reading last month's minutes; Joe seconded; motion passed. Chris stated the financial report. There is \$20,570 in the checking account and \$87,857 in the Money Market account. Nov. budget was \$10305 expenses were 10304. Ken made a motion to accept the financial report; Joe seconded; motion passed.

No committee reports.

### **Agenda Topics**

#### **Old business**

- Building 6 cracks in the steps – quote for \$4500 received from Ramjack.
- Decks – contacted Contract Coatings & Overlays to quote application of epoxy sealer to address leaks; checking out their references.
- Master insurance policy – Ken obtained multiple quotes; an “A” rated company provided quote for 11K less than last year's bill for more coverage than the current carrier provides.
- Pool shower – C&C replaced the valve.
- Pool cover – new roller installed; need ideas on how to stabilize it.
- Trees were trimmed; dead palms removed; discussed removing trees in front of building 3.
- Guest internet available in the clubhouse.
- Kayak storage - Ken provided photos of the racks that we can build; need to decide where to place the racks.
- Removal of weeds in the water - Dan is contacting a company in Sebring that uses a boat with a cutter.
- An instance of non-residents using the pool reported; researching how other gated complexes manage entry gates that remain closed. Spoke with US Mail; trash collection. Tabled until next month in order to research how to address deliveries, etc.

#### **New business**

- Nominating committee with 3 members needed not less than 30 days before the election of board members. Election is typically at the end of February.
- Discussed the option of hiring a managing company; need to determine requirements and laws; topic for the new board.
- Chris will send a reminder that the second half of maintenance fees are due Jan. 1<sup>st</sup> (if fees were not already paid in full) and advising of penalties if not paid.
- Water line repaired; boiled water notice to be posted.
- Lift station – one of the pumps was bad; pump was cleaned and our spare grinder pump installed. Need to decide if we want to purchase another spare pump.
- Cameras – Mike hooked up the gate camera; dock camera was bad (determining if under warranty); new camera was purchased. Board members, designee can have access to the recordings if needed.

- Rentals – more of the units have been converted to rentals.
- Unit 104 had a leak in a pipe behind the a/c unit that caused a leak in unit 103's a/c area.
- Need to consider hiring a handyman to address caulking needs each year to help avoid leaks.

Meeting was adjourned.

Link to join monthly meetings:

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