

Trailside HOA Board Meeting Minutes

11/21/23 (Tue) 6:00 PM

Blake Library, Armstrong Wing

2351 SE Monterey Rd, Stuart, FL 34996

Meeting called to Order 11/21/23 (Tue) at 6:00 PM

Moderator: Kerry Meier

Board Member Quorum Determined:

Present: Lorrie Gigele, Sharon Massaglia, Kerry Meier, Kyla Shay

Absent: Josephine Freeman, Roman Pryputniewicz, Cindy Teeters

Board Meeting minutes for 08/23/23 reviewed. No corrections. **Moved** to accept as written by L Gigele; **2nd** S Massaglia; **Voted**: all approved.

Unfinished Business: none

Old Business:

For the 11/21/23 HOA Board meeting, all Old Business was **tabled** to the next board meeting in order to focus on the 2024 budget. Stated actions are carried over from the 08/23/23 board mtg for reference.

- 1) Status of Canals, Culverts, Weirs, and Canal Bank/Culvert Erosion
Action: continue to monitor budget line item amount to determine approx start date of repairs.
- 2) Status of Cease and Desist of two non-compliant lot owners
Action: Tabled pending unregistered tenant / non-family residents verification and ACC drive-around
- 3) Lot #8 Notice of Lien
Action: Continue to monitor status
- 4) Status of HOA Document updates
Attorney is working this in between all other Trailside legal issues
- 5) PalMar status
Action:
- 6) Violation Status
Action:
- 7) Wetland Survey
Action:

New Business

- 1) Defined Location for Posted Meeting Notices
Notice is hereby given that the Formal Location of the posting of Trailside HOA Board Mtgs is in the middle island when **exiting** through the PW Road Community gate.
Action: none. Item is closed
- 2) Speeding Vehicles and Passing
SLOW DOWN and stop passing others. Reminder that **Lot Owners are responsible for ALL people using the lots assigned gate codes**: this includes family members, children, guests, workers, and invitees. Please don't use the common areas as your mud bogging playground or throw your Bud Light beer cans and trash out of your vehicle.
- 3) Trailside Path Common Area and Entry Area Landscaping Bid Selection

Lasting Impression Landscape has notified us that the community mowing services cost will be increasing in 2024. We have therefore solicited other bids. A total of 3 bids are under consideration.

- a) Lasting Impression Landscaping, 2 bids, one for weekly mowing and one for bi-weekly;
- b) Anna's Lawncare (Indiantown)
- c) Diamond S Land and Agri Services

Discussion occurred about quality of service, schedule of the service, capacity of each company, and the statement of work. In person community input received and the board discussed.

Motion: "Accept the bid from Diamond S Land and Agri Services for \$3,800 / month starting Jan 1, 2024 to perform weekly mowing of the front entrance, mailbox area, canal entrances, and common area 4 times a month. Also string trimming and spraying around trees, culverts, weirs, and tile wall as needed." **Moved:** S Massaglia; **2nd** L Gigele. **Discussion:** none. **Vote:** all in favor.

Action: 1) K Shay to give 30 day notice to Lasting Impression Landscape by Nov 30, 2023.

2) K Shay to notify Diamond S Land and Agri Services to begin service starting Jan 1, 2024.

4) 2024 Proposed Budget

The proposed 2024 budget was reviewed and minor modifications made to incorporate the above accepted Landscaping bid. No in-person community input provided. One email budget request received for funds to be allocated to address Trailside Path drainage of swales along 3 consecutive lots on both sides of the road. Board response stated that current canal, drainage, weir issues must, and will be, first addressed before other areas are evaluated.

The proposed budget keeps the community quarterly dues at the same amount of \$2,300 / quarter for 2024.

Motion: "Accept the 2024 Proposed Budget." **Moved:** S Massaglia; **2nd** L Gigele. **Discussion:** none. **Vote:** all in favor.

Action: none. Item closed.

Member Comment Segment:

Email comment received asking for some type of covered area at the community mailboxes for large and non-USPS packages. The board will add this to the agenda for the next board meeting.

Date, time, and location of the next board mtg: TBD 6:00 PM

Location: TBD pending available facilities

Motion: "Call to close the meeting" **Moved:** K Meier; **2nd** L Gigele; **Vote:** all in favor.

Meeting closed at 6:36 PM.

Minutes have been filed in the corporate record for 2023.

Respectfully Submitted,

Kerry Meier

For and on behalf of the Board of Directors