

# Roseate Court Association, Inc.

**DATE:** Thursday, January 13, 2022

**TIME:** 10:00AM

**PLACE:** via ZOOM

## MINUTES

- 1. Call to order:** The meeting was called to order at 10:06am.
- 2. Establish a Quorum and Proof of Notice:** A quorum was established with the following board members present; Dave Murley, Dave Seibert, Sharon Skladany, Jan Bourne and Sally Oakley-Smith
- 3. Secretary's Report:** Approve Prior Meeting Minutes December 16, 2021, **MOTION** made by Sharon, seconded by Dave S. to approve as presented. MOTION passed unanimously.
- 4. Treasurer's Report:** Review December 31, 2021, Financials
  - a. Financial statements for the year supplied by Sunstate Management appear to be in order.
  - b. We ended the year running a \$400 surplus against the annual budget.
  - c. All notices for 2022 HOA fees were distributed noting the increase from \$510/month to \$530/month
  - d. In answer to a question, the new monthly payment amount officially starts on January 1, 2022
  - e. We will need to monitor the January payments to ensure everyone in sending the new payments and provide notification if they are not.
  - f. Due to the increase in insurance rates discussed at the last board meeting, discussion was held with Dave Murley to defer mulching at this time and apply the money to offset the insurance increase. This additional expense may require a further an adjustment to the 2022 budget. A \$20 increase effective July was mentioned and a decision will be made around May.
  - g. The reserves / retained earnings / previous years surplus fund was discussed.
  - h. MOTION made by Sharon, seconded by Sally to accept the Treasurer's report as presented. MOTION passed unanimously.

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**5. President's Report:** See attached.

- a. Board members will print and deliver material to owners who are not actively on email.
- b. Spoonbill have requested that their roofers be permitted to work 7am-7pm M-F this summer. There is a concern with the 7pm evening end time. Owners would prefer a 6pm close if possible with quiet startup and finish periods.
- c. The board unanimously approved the President's Report as presented.

**6. Committee Reports:** None.

**7. New Business:** None.

**8. Manager's Items:**

- a. First Notice of the Annual General Meeting has been mailed. The meeting date is March 17, 2022, at 10am at the PBC Clubhouse with ZOOM option.
- b. Sunstate will review the accounts receivable report on the 15<sup>th</sup> and reach out to owners who have not paid the correct 2022 amount. No late fees will apply if the matter is resolved within 30 days.
- c. Sunstate will send compliance letters to homeowners this week based on the ARC inspection report completed by the committee and the list submitted by Doug.
- d. A compliance letter will be sent to an owner violating the HOA rental restrictions via certified mail. A copy of the letter will be provided to the Board.

**9. Date of Next Meeting:** February 17, 2022, location TBD

**10. Adjournment:** With no further business to discuss, the meeting adjourned at 10:57am.