

MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.

MEMBERS MEETING

MAY 10, 2023 7:00pm

Present: G. Bernard Zanetti, President; Mary Herrmann, V.P. Stan Kowal, Director; Andy Christophersen, Director; Qualified Property Management LCAM – Amanda Manion. ABSENT: Joanne Boyle Fisher, Treasurer

The meeting was called to order at 7:00 pm by Bernard Zanetti with the Pledge & moment of silence for our troops and dearly departed.

Amanda read the financial report in place of Treasurer Joanne Boyle-Fisher (absent) motion by Mary to accept the financials and 2nd by Stan All in favor, motion passed. Secretary: Minutes from the Annual meeting were posted on the board in the clubhouse – no questions, Andy motions to accept the minutes 2nd by Mary, all in favor motion passed.

Comment from V.P. Mary Herrmann: about the May 6th Derby all who attended had a lot of fun, activity committee works hard to put on these events for all Millpond to enjoy. We want you to tell your friends to participate in future events because they are fun for everyone.

President comments: Bert had an issue at Millpond Lakes pool area, 2 men broke in and gave him a hard time about leaving. I had to call the Sheriff's Office to send someone to step in. Our neighborhood is no longer a safe place, we had some vandalism on pump houses someone ripped out the heavy duty bolts on the locks, which had to be replaced. A few nights ago 2 individuals (looked like teenagers on our video surveillance camera) pulled out the heavy PVC pipe at the end of the parking lot driveway, beat it up & left in the middle of the street where it was run over by cars there was debris all over the road. So please protect your belongings, lock your doors and keep garage doors closed. With the dry season here, we started using our well, that's why the pond is full and we planted 24 new bushes & shrubs that need to be watered 4 times a day for 30 days. The well went on the fritz, but has since been repaired and we are back up to snuff with the large pond. The spa heater went out on a Saturday, we got it up to 97 degrees. The repair was made on the following Monday. We are testing new outdoor lighting by the pool restrooms and spa area.

Access control: everyone has received the letter we sent out a few weeks ago about replacement fobs. We received the fobs this week in plastic zip bags in alphabetical order. Our next step will be to separate out each section (alphabetically) and the distribution will take place by sections: From smallest to largest, 6A, 7 & 1 first; 3, 4, & 6 next; then 2, 5 and Trace individually. We can't have 743 home owners lined up all at once for their new fobs. Once everything is squared away with organizing into smaller boxes by alphabetical by section we will schedule the distribution. The new software and hardware will be installed in one day! This will take place only AFTER THE DISTRIBUTION to the majority of home owners has occurred. Once this happens, we will be testing the new fobs with the new equipment. Only 2 fobs per household (even if you had 3 or 4 fobs previously). This has been and will be a long tiresome job, we will need a lot of help with the fob distribution. Owners will receive fobs first, then landlords, then snowbirds. The new fobs will not be active until the hardware and software has been installed in the office and the access points of entry at the pool & clubhouse. Once the fobs are distributed, we will be shutting down all access for ONE DAY. After that happens, the new fobs will be active and only then can the old fobs be disposed of.

Question: If Snow birds don't get their fobs before they leave and their family members are coming to use the house for a week or two, how can they get the fob? Answer: send us an email with your photo ID giving permission to your family member (full name & address for them and dates they will be here) to pick up your fob for you. Our email address is on the front page of our Newsletter. Mary suggested having a form for each person to sign for the fob, dated & fob number. Bernard explained that we have a signature form system in place already. We want to eliminate people giving fobs back & forth to different people, if that happens we will lock the fob no access. **Another thing that will be strictly enforced is opening the pool gate for people without fobs. Too many non-resident freeloaders have been using our pool that you pay dues for. The schedule for distribution and installation will be in the June Newsletter and on the June calendar.**

We have insurance issues in Florida, however we lucked out and were able to acquire insurance at a cost that was not significantly higher than what we paid previous years. However, next year we may see a higher rate than this year. We have a \$5000 deductible. In our financials there is a section for Insurance reserves \$1 less than \$25,000. That would take care of 5 deductibles, so far we haven't used any of that. We will be getting a higher quote this November or December when we finalize our insurance for 2024. I would like to start an additional reserve to cover the increase in cost for 2024, a cost of \$300-\$400 a month. After that we would need to have a board discussion about how to proceed. This was discussed at length as to the purpose of having an additional insurance reserve account or just one with additional funds to cover these increases. **It was decided that we put an additional \$400 a month into the current reserve account.**

We need to address the request from Jeff Siegel of Section 2 for use of the Clubhouse parking lot for Pickleball. We checked with our insurance company (we would be covered, but it's a liability) we then checked with our attorney who said that from a legal standpoint, it would not be a good idea. So on the side of caution, I feel it could be hazardous to play this game in the parking lot. Suggested using the parking lot in Section two. Jeff addressed this suggestion, it poses a problem with closing off the one entrance in and out of Section two. Also that pickleball is for all 784 residents in Millpond not just Sec two, there would be nowhere for other residents to park. There is no cost for this, we have the equipment (Portable Net on wheels) Andy: our parking lots are not intended for game playing but for parking cars, they are not a smooth surface, this poses a safety issue for all participants (quoted stats for pickleball injuries to over 50 year olds). **The HOA board of directors decidedly voted to not allow the Millpond Clubhouse parking lot to be used for pickleball.** Discussion: Use of our video tag cameras by police; Non Resident surveillance auto License Plate lookup from tag cameras helps in identifying the freeloaders that gain access to our facility (pool/spa) via climbing the fence or waiting at the gate until someone lets them in.

Motion to Adjourn; Second, All in favor Aye, Meeting adjourned around 7:45 pm

Respectfully submitted from tape: JoAnn Cavallo, Administrative Assistant