

## Shangri-La Board Meeting minutes February 21, 2025

CALL TO ORDER: Kevin Bowman called the meeting to order at 10:00.

ROLL CALL: Present were Kevin Bowman, Mary Parker, Susan Cowan, Izzy Hernandez dial-in. Absent Deen Poe, Calvin Coolidge.

MEETING NOTICE: A meeting notice was posted IAW Florida 720 Statutes and the HOA governing documents.

AGENDA: Motion by Mary Parker to approve the agenda, Susan Cowan seconded. Passed.

CORRESPONDENCE: None

MINUTES: Motion by Kevin Bowman to approve the January 17, 2025 minutes, Mary Parker seconded. Passed.

TREASURERS REPORT: Calvin. Kevin read the Treasurer's report. December we had an income of \$31,987.xx, we had expenses of \$10,484.98, we had a net income of \$21,502.19. The operating account has \$80,722.18, the Reserve account has \$252,342.39, clubhouse account has \$1,706.96.

MANAGERS REPORT: Nichole Moore. The agenda is attached, financials were sent to the Board. Collections, there are zero with the attorney, 8 ea 90 day, 2 ea 60 day, 6 30 day. Yesterday (Feb 20) I spoke with the accountant regarding the 90 day delinquencies, in January they were working on year end reports and no letters were sent out. After the 23<sup>rd</sup> of this month letters will be sent out, again, to those who are 90 days delinquent. That's all that I have.

Maintenance Report- Kevin I do a lot of the maintenance along with 2-3 board members. We resumed irrigation repair on February 11<sup>th</sup>. We're looking at the worst of the worst, changing timers, batteries, repairing leaks, etc. Deen and Calvin completed the change out of the fire extinguisher boxes.

Question – Sheryl Baker asked about dead grass, dog park, etc. Kevin – we are looking at the grass issues. We went thru a dry summer and irrigation was restricted to 1 day a week that was not good. If we have to replace sod we will. The grass does come back, you commented about the dog park. It was replumbed and got everything working and it did come back. We're going around taking care of the worst, finding the immediate problems and go from there.

Community Club Report. Bill Medford – provided a recap of recent events, the 2<sup>nd</sup> yard sale has been removed as is the 3<sup>rd</sup> fish fry, all the fish has been eaten. Reminder of upcoming calendar events, Happy Hour March 20<sup>th</sup>, March 4<sup>th</sup> Fat Tuesday, March 9<sup>th</sup> Time change, clocks go forward, March 17<sup>th</sup> St. Patricks Day (that might be a clubhouse event if someone wants to coordinate). That is all for the community center.

Kevin – Owners should be cognizant of their planters, if they would trim plants, shrubs, bushes

as it does interfere with irrigation water getting to the grass. We are not supposed to be trimming, that is the owners responsibility.

Technology – nothing to report.

Old business – Bill Medford I wanted to mention while we're talking about planters, all these Spectrum cases are all to pieces, all the way through the whole community. They were out here twice to fix my cable, with all the wires on the ground, cases and plastic and all to pieces.

Kevin- will ask Ameri-tech to contact Spectrum and ask them to come and tidy their equipment, etc. Owners mentioned broken boxes on the backs of their units, we will ask them to check all of their equipment. We can't guarantee they will do it, we will ask.

Bill Medford – we had old business with unit 283 with all the architecture changes, I don't know if anything has been done about that.

Kevin – I haven't heard anything about that, Ameri-Tech was going to send them a letter.

Arnie- the letter has gone out.

Kevin – after the end of the fiscal year, usually mid July, Ameri-Tech sends out a post card asking if owners would like a financial report. Several owners commented they get a card every year.

Kevin – any other comments, concerns, about anything? Nothing heard, with that I will adjourn the meeting at 10:30. Thank you all for coming.