

Minutes

SLCA BOARD MEETING 8/31/2021

Directors present: Peter Balint, Jim DeNiro, Michelle Carpenter, Kevin McGrath, Si McAninch (via Zoom), Board Consultant Dave Anderson (via Zoom)

Homeowners: Debbie and Chuck Vollmer, Tony DiCerbo, Chuck Carpenter, Stanley Dean, and Nancy Hayes

Peter called the meeting to order at 7:00 pm

1. Low Lake Water Levels: Several homeowners in attendance expressed their concerns about low lake water levels. Pete Balint stated that the Board would take action to augment the north and south lakes with external water sources to keep them at more acceptable levels throughout the year.
2. Approval of minutes for 6/15/2021: Kevin McGrath made a motion that the minutes be approved as written. Jim DeNiro seconded the motion and it passed unanimously.
3. Treasurers Report: As presented. Approximately \$22,000.00 is left from the \$53,539.00 that was transferred to the operating account from the Gate Area Reserve. These funds are being used to pay for the major gate area renovation project. Plant material associated with this project will be paid from the New Common Area Plants budget line.
4. Landscape Committee: Nancy Hayes has taken over the responsibility of overseeing the work being done by our lawn and landscaping vendor, In Bloom Lawn & Landscaping. Low-profile plants/flowers will be planted in front of the new signage.
5. Architectural Review Committee: Since the June 15, 2021 Board meeting, there were three requests, and all were approved.
6. Social Committee: The recent social event held at Geckos was well attended.

7. Community Maintenance Notices: A follow-up review was made on July 22, 2021, to see if homeowners have addressed the issues found during the April 7, 2021 review. Appropriate follow-up correspondence will be sent to those who have not complied.
8. Shecter residence: This abandoned residence is still listed in the homeowner's name. The possible reason that foreclosure has not commenced is due to the COVID-19 pandemic.
9. County Canal Cleanup: The county canal running under Pindo has been sprayed to kill the brush and grasses by the county, but it remains effectively blocked. It's unsightly and there is a need for it to be completely cleared of the debris. Jim DeNiro will follow up with the county.
10. Marketing Committee: Kevin McGrath reported that the gate area renovation project is progressing well. There have been some delays primarily due to inclement weather and the acquisition of materials. Also, action is underway to build a second Little Library that will be placed inside the gates in the community entrance area.
11. Securing the Perimeter: Nothing to report.
12. Comcast Contract: We still have not received any feedback from the consulting firm that is working on this issue on our behalf. A Board representative will follow up with the consulting firm to get an update from them.
13. Gate Committee: Due to a lightning strike, the main callbox board had to be replaced. The box needs to be upgraded from 3G to 4G.
14. Shoreline Erosion: To share our plan with homeowners, Jim DeNiro made a motion that a Special Homeowners Meeting be held in late September to discuss the shoreline erosion in our lakes and to present a solution proposed by Crosscreek Environmental. Kevin McGrath seconded the motion and it passed unanimously.
15. Projected Spending for CY 2021: Peter Balint will take the lead to track the projected spending through the end of the year.
16. Budget Build for CY 2022: All Board members were asked to get written proposals from vendors, committees, and volunteers for next year's budget. We need this input by the end of October.

17. Report from Board Consultant – Dave Anderson:

- Pump noise from Grand Palm has been bothersome to some homeowners. Shawn Leins helped solve this problem.
- Grand Park plans to install vegetation and trees on top of the berm adjacent to Pindo Blvd once irrigation is in place.
- The Clark Road interchange construction project is scheduled to begin in October 2021.
- A one-lane roundabout is currently under construction at the Dove/Proctor/Clark intersection. This does not make sense, as Clark Rd is planned to be widened to four lanes in the coming years, which will make this roundabout obsolete. Dave has contacted FDOT to make them aware of the future widening of Clark Rd.
- Strazzera, a new Village Plan Development by Neal Communities will hold a virtual workshop on September 7, 2021. It is planned for 1,021 homes on 426 acres. Dave plans to attend the workshop to get more information.

New Business

1. Golf Cart registration: Nothing to report.

Respectfully submitted