APPROVED

The Place at Corkscrew, The Place HOA Master Association, Inc.

Board of Director’s meeting

When: 09/19/2022 6:00PM

Where: Barefoot Bar & Grill, 19921 Beechcrest Place, Estero, Florida 33928

**Board of Directors**

Eileen Barrett (P) Term expires 2024 – In person

Tom Butler (VP) Term expires 2024 – In person

Ed Casey (T) Term expires 2024 – via phone

Nick Correll (S) Term expires 2023 – In person

Gary Helwig (D) Term expires 2023 – In person

1. **Call to order.** The meeting was called to order at 6:00PM.
2. **Establish a quorum.** All directors are present either in person or via phone.
3. **Proof of notice.** Notice was posted in accordance with F.S. 720.
4. **Officer’s report**.
	1. Director, Gary Helwig reported the replacement of dead trees and repair of broken sidewalks on homeowner lots is the responsibility of the homeowner. Progress is being made towards monthly reporting of raw data.
	2. Secretary, Nick Correll reported work and research is on-going regarding selling the Trolley. A broker has been contacted.
	3. Treasurer, Ed Casey reported on the finance committee actions to date, the aged AR is decreasing, and the 2023 budget is in progress.
	4. Vice President, Tom Butler reported the domain name from the developer will be made available.
	5. President, Eileen Barrett reported 152 homes do not have a functioning lamp post in the front lawn.
5. **Old Business.**
6. **Movement Room Reservations.** The Board of Directors discussed the Salix reservation system will be used for the movement room. Details TBD.
7. **Owner comments.** Owners discussed agenda items with the Board.
8. **New Business**.
9. Approval of DRAFT minutes.

***VP, Tom Butler*** made the motion to accept the September 06, 2022 draft meeting minutes, as presented. ***Treasurer, Ed Casey*** seconded the motion. All in favor. Motion passes without objection.

1. **Safety & Security Committee proposal.**

***Treasurer, Ed Casey*** made the motion to accept the committee’s proposal to spend $1,060.75 per month for an email and remote meeting solution. ***Vice President, Tom Butler*** seconded the motion. All in favor. Motion passes without objection.

1. **Key card access to restaurant.** The item has been tabled.
2. **Maintenance and Repair items pending approval.**

Secretary, Nick Correll made the motion to accept the two power washing proposals for roof and pool deck cleaning, with additional service at the two guard house gates. Treasurer, Ed Casey seconded the motion. All in favor. Motion passes without objection.

***Director, Gary Helwig*** made the motion to accept the Zeno copier proposal. ***Treasurer, Ed Casey*** seconded the motion. All in favor. Motion passes with no objections.

***Director, Gary Helwig*** made the motion to accept the Ritzman Courts tennis court nourishment proposal for three (3) tons at a cost of approx. $22k. ***Vice President, Tom Butler*** seconded the motion. All in favor. Motion passes without objection.

***Treasurer, Ed Casey*** made the motion to accept proposal from E-lectricians to repair the Fitness Room fan. ***Secretary, Nick Correll*** seconded the motion. All in favor. Motion passes with no objections.

1. **2023 Budget status report.** President, Eileen Barrett discussed the dues will go up in 2023. The exact amount is not known, currently.
2. **Obtaining Data via Committees.** President, Eileen Barrett reported committees will be assigned data points to collect for Director Gary Helwig.
3. **ARC.** Vice President, Tom Butler reported several discrepancies have been found in the ARC guidelines. Tom Butler and the ARC are working together to identify all required changes
4. **Committee Charters.**

***Vice President, Tom Butler*** made a motion to accept the charters written by the Social Committee and the Safety and Security Committee. ***Secretary, Nick Correll***, seconded the motion. All in favor. Motion passes without objection.

1. **Next BoD Meeting.** Currently scheduled for October 03, 2022 at 4PM.
2. **Adjournment**.

**MOTION:** ***Eileen Barrett*** motioned to adjourn the Board Meeting. Motion seconded by ***Nick Correll***. All in favor. Motion passes without objection. Meeting adjourned at 7:45 PM.

Respectfully submitted,

Ron Czarnik, LCAM

For the Board of Directors