APPROVED’

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

Board of Director’s meeting

When: 12/12/2022 4:00PM

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 – In person

Nick Correll (S) Term expires 2023 – Absent

*Vacant* (D) Term expires 2023

1. **Call to order** - The meeting was called to order at 5:00PM.
2. **Establish a quorum** – Three of five directors are present in person.
3. **Proof of notice -** Notice was posted in accordance with F.S. 720.
4. **Officer’s report**
	1. President, Eileen Barrett reported:
5. Director Gary Helwig resigned from the Board of Directors, today.
6. Reported completed projects and future projects.
	1. Treasurer, Ed Casey reported the Trolley was sold.
	2. Vice President, Tom Butler reported we are approx. six months out from Turnover. Committees are established.
7. **Committee Reports** – Landscape Committee member, Amanda Streitmatter, reported the negotiations with Sunnygrove for a new contract went well. Along with enhancements occurring at the pool area.
8. **Owner Comments** - Approx. 57 members attended the Board meeting. Members commented on items of interest.
9. **Old Business**
	1. **Pool chair purchase**

***MOTION: Treasurer, Ed Casey*** motioned to accept the Telescope Casual Furniture proposal for pool lounges and umbrellas. ***VP, Tom Butler*** seconded. The motion passes with no objection.

* 1. **Code of Conduct for pool/spa/pool deck –** Tabled for next meeting.
	2. **Amenity Committee recommendation for playground -** Tabled for next meeting.
	3. **Golf Cart Registration –** Safety and Security Committee will hold Golf Cart Registration events. Dates to be announced.
	4. **Minute approval**

***MOTION: VP, Tom Butler*** motioned to approve the 11.07.22 minutes as presented. ***Treasurer, Ed Casey*** seconded. The motion passes with no objection.

1. **New Business**
2. **ARC guidelines rewrite –** Vice President, Tom Butler, read the proposed changes to the ARC guidelines. After discussion, the matter is tabled until next meeting.
3. **Security Committee proposal for low voltage install**

***MOTION: Treasurer, Ed Casey*** motioned to accept the Safety and Security’s proposal low voltage install at the Clubhouse to prepare for additional video cameras. ***VP, Tom Butler*** seconded. The motion passes with no objection.

1. **CAM Spending Limit**

***MOTION: VP, Tom Butler*** motioned to approve the CAM Manager to spend up to $5,000 without permission, for repairs and required items. ***Treasurer, Ed Casey*** seconded. The motion passes with no objection.

1. **Cornhole League**

***MOTION: Treasurer, Ed Casey*** motioned to accept the Cornhole League’s proposal to purchase a small shed to be placed against the dumpster wall, surrounded by vegetation to block view from the street. The shed will be anchored to the ground and the League will used donated funds to purchase the shed. ***VP, Tom Butler*** seconded. The motion passes with no objection.

1. **Sunnygrove** – 2023 contract was signed by the President, Eileen Barrett.
2. **Next BoD Meeting -** Currently scheduled for January 09, 2023 at 5:00PM
3. **Adjournment**.

**MOTION:** ***Eileen Barrett*** motioned to adjourn the Board Meeting. Motion seconded by ***VP, Tom Butler***. All in favor. Motion passes without objection. Meeting adjourned at 6:47 PM.

Respectfully submitted,

Ron Czarnik, LCAM

For the Board of Directors