APPROVED

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

Organizational Board of Directors Meeting Minutes

When: 08/08/2022 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 – 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 4:00PM.
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**. President, Eileen Barrett, reported plans to perform upgrades at the dog park and PH treatment for soil of dead plants and trees. Vice President, Tom Butler, reported his actions regarding interviewing accountants for the Association.
5. **Old Business.**
6. **HOA Website.** Manager reported ICON is working on gaining ownership of the community website. Once obtained, the manger will create a Board of Directors email.
7. **Resale Capital Contribution.**

***President, Eileen Barrett***, made the motion to increase resale Capital Contribution to $2,000 beginning January 01, 2023. ***Secretary, Nick Correll*** seconded the motion. All in favor. **Motion passes** without objection.

1. **BoD email.** This matter discussed in agenda item 5a.

***President, Eileen Barrett,*** made the motion to suspend membership access cards and charging privilages for accounts identified as with the attorney for collections. Accounts 019866BP, 019944BP, 019952BP, 019718DL, 019131ED, 019128EW, 019319EW, 017591KL, 017596KL, 017801RC, 019462PB. ***Director, Gary Helwig,*** seconded the motion. All in favor. **Motion passes** without objection.

1. **AR.** The Board of Directors discussed the aged AR report.
2. **Owner comments.** Owners discussed agenda items with the Board.
3. **New Business**.
4. Approval of DRAFT minutes.

***VP, Tom Butler*** made the motion to accept the July 26, 2022 draft meeting minutes, as presented. ***Treasurer, Ed Casey*** seconded the motion. All in favor. Motion passes without objection.

1. **Slide hours change.** The Board of Directors discussed changing hours of the slide due to school beginning on Aug 10th. The Board directed the manager to change the hours. New hours will be blasted out and posted at the pool.
2. **Reminder for HOA dues in newsletter.** The Board directed the manger to blast out reminders when the quarterly maintenance fees are due, as a reminder to members.
3. **Budget 2023**. The Board of Directors would like a draft version of the budget by month’s end.
4. **Reserve study.** The Board of Directors discussed the need for a reserve study and what that means to the community.
5. **Turnover settlement offer.** The Board of Directors discussed the settlement offer process to the homeowners. The offer is with the Association’s Attorney, Richard DeBoest for review.
6. **Committee volunteer/establish committees.** The Board of Directors discussed the volunteer list collected to determine who and how many will serve on a committee. The Board of Directors will review the spreadsheet of volunteers and make announcements of committees at the next Board meeting.
7. **Retention of CPA.** Board discussion.

***VP, Tom Butler***, made the motion to accept GRG as the retained CPA for the Association. ***Treasurer, Ed Casey,*** seconded the motion. All in favor. **Motion passes** without objection.

1. **Trolley.** Board discussion resulted in the Board directors Nick Correll, and Ed Casey will work with homeowner, Michelle Wiltgen to discover the value of the trolley and where the sell options are.
2. **Speeding in community.** The Board of Directors discussed speeding and read comments by a member regarding speeding. The Board of Directors wish to convey to all homeowners not to speed to identify another speeder in the community.
3. **ARC approval/denial**.

President, Eileen Barrett, made the motion to accept the recommendations of the ARC committee for ARC applications, to date. Only exception regarding homeowner’s lanai screen will be reviewed. VP, Tom Butler, seconded. All in favor. Motion passes without objection.

1. **Next BoD Meeting.** Currently scheduled for August 22, 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 5:24 PM.

Respectfully submitted,

Ron Czarnik, LCAM

For the Board of Directors