

APPROVED



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

Organizational Board of Directors Meeting Minutes

When: 07/08/2022 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. **Proof of Notice.** Notice was posted in accordance with F.S. 720.
3. **Election of Officers.**

MOTION: Tom Butler motioned to appoint Eileen Barrett as President. Motion seconded by Ed Casey. All in favor. Motion passes with one objection.

MOTION: Eileen Barrett motioned to appoint Tom Butler as Vice-President. Motion seconded by Nick Correll. All in favor. Motion passes without objection.

MOTION: Tom Butler motioned to appoint Ed Casey as Treasurer. Motion seconded by Eileen Barrett. All in favor. Motion passes without objection.

MOTION: Tom Butler motioned to appoint Nick Correll as Secretary. Motion seconded by Eileen Barrett. All in favor. Motion passes without objection.

4. **Approval of Bank Signers.**

MOTION: Eileen Barrett motioned to appoint Eileen Barrett, Tom Butler, Ed Casey and Nick Correll, as bank account signers for the Association's Busey Bank. Motion seconded by Ed Casey. All in favor. Motion passes without objection.

5. **Discussion and appointment of committees.** The Board of Directors discussed the formation of committees. ARC committee will be handled by Directors of the Board until the ARC is formed. Manger is to blast out to the community the request for volunteers.
6. **Discussion: Subcommittee recommendations.** This matter is tabled. Reports will be provided once collected. The manger will forward reports to the Board of Directors.
7. **Discussion: Bar License/Signature Cards/ Board Certification Forms.** No action currently.
8. **Membership communication.** The Board of Directors discussed how the Board may communicate better with the membership. No action currently.
9. **Discussion: define our principles of governance.** The Board of Directors discussed the way to govern. No action currently.
10. **Discussion: meeting with Pulte, Sunnygrove and Allied Security.** The Board of Directors discussed the suggestion to ask the vendors to meet informally with Board. No action currently.
11. **HOA website.** This matter is tabled.
12. **Next BoD meeting.** Next scheduled meeting is July 26, 2022 4PM at the Barefoot Bar and Grill.
13. **Adjournment.**

MOTION: Tom Butler motioned to adjourn the Organization Meeting. Motion seconded by Eileen Barrett. All in favor. Motion passes without objection. Meeting adjourned at 6:01 PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

APPROVED



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

Organizational Board of Directors Meeting Minutes

When: 07/26/2022 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 4:02PM.
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.** Tom Butler reported his actions regarding interviewing potential attorneys for the Association. Tom Butler recommends Attorney Richard DeBoest.

MOTION: *Eileen Barrett* made the motion to accept the recommendation and sign with Attorney DeBoest. *Nick Correll* seconded the motion. All in favor. Motion passes without objection.

5. **Old Business.**
 - a. **Liquor license transfer update.** Directors Eileen Barrett, Tom Butler, and Ed Casey reported they have completed their application and fingerprints. Nick Correll will begin his application right away. Gary Helwig will not apply.
 - b. **AR status.** Item tabled.

- g. **ARC section subdivision 3 – flagpoles.** Board discussion. Item tabled for further investigation.
 - h. **Articles of Incorporation, section 4.13 – raise to \$2500.** Board discussion. Item tabled for further investigation. Nick Correll will benchmark other neighborhoods for how much their capital contribution is.
 - i. **Homeowner dispute.** Two (2) homeowner are in a dispute over an ARC modification. After discussion, the Board decided they do not have authority in this matter. The manager will reach out to the homeowners and explain.
 - j. **USPS Postmaster email request.** Postmaster requested the Association install more mailboxes for large packages. The Board of Directors discussed and decided there is no more room for additional boxes.
7. **Owners Comments.** Two homeowners are in attendance. One member discussed ARC functions. One member thanked the Board for their service.
8. **Next BoD meeting.** Next scheduled meeting is August 08, 2022, 4PM at the Barefoot Bar and Grill.
9. **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 6:30 PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

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.**
 - a. **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.
 - b. **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.

- c. **BoD email.** This matter discussed in agenda item 5a.
- d. **AR.** The Board of Directors discussed the aged AR report.

President, Eileen Barrett, made the motion to suspend membership access cards and charging privileges 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.

- 6. **Owner comments.** Owners discussed agenda items with the Board.
- 7. **New Business.**
 - a. 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.

- b. **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.
- c. **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.
- d. **Budget 2023.** The Board of Directors would like a draft version of the budget by month's end.
- e. **Reserve study.** The Board of Directors discussed the need for a reserve study and what that means to the community.
- f. **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.
- g. **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.

h. 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.

- i. **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.
- j. **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.
- k. **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.

8. **Next BoD Meeting.** Currently scheduled for August 22, 2022 at 4PM.

9. **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

APPROVED



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

Organizational Board of Directors Meeting Minutes

When: 08/22/2022 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 4:05PM.
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 accomplishments by the Board of Directors during the first 54 days of service to the community. Vice President, Tom Butler, reported the turnover actions to date.
 - a. **Survey Monkey.** Director, Gary Helwig, report his findings regarding Survey Monkey. The matter will be turned over to the Safety and Security Committee.
 - b. **Zoom.** Secretary, Nick Correll, reported his findings regarding Zoom subscription. The matter will be turned over to the Safety and Security Committee.
 - c. **Trolley.** Secretary, Nick Correll, reported his findings regarding the Trolley and value. Item tabled for further research.
5. **Old Business.**
 - a. **HOA Website.** The Board of Directors discussed the current website. A decision is to be discussed at a future Board meeting regarding keeping the current website or create a new website. The manager will contact host provider, Cyber Golf, for email access to create a Board email.

6. **Owner comments.** Owners discussed agenda items with the Board.
7. **New Business.**
 - a. Approval of DRAFT minutes.

VP, Tom Butler made the motion to accept the August 08, 2022 draft meeting minutes, as presented. **Treasurer, Ed Casey** seconded the motion. All in favor. Motion passes without objection.

- b. **Committee volunteer/establish committees.** The Board of Directors have appointed 67 community volunteers to 10 newly established committees. See attached for committees and members.
- c. **Rules and Regulations - revision.** President, Eileen Barrett, reported many homeowners' modifications do not have ARC approval. Items are being reviewed for possible revision. The Board discussed the possibility of a grace period for homeowners to either revert modifications without approval back to the original state or possible submit an ARC after the fact, for consideration.
- d. **ARC approval/denial.**

President, Eileen Barrett, made a motion to accept the recommendations of the ARC for the 14 approvals and 2 denials as presented. **Treasurer, Ed Casey**, seconded the motion. Motion passes 4-1 with one "nay" vote.

- e. **Pressure washing proposal.** One proposal was submitted for consideration prior to the Board meeting. Manger explained to the Board of Directors he will have 1, possible two more bids.
 - f. **Budget.** The Board of Directors discussed the need for a draft budget by month's end.
8. **Next BoD Meeting.** Currently scheduled for Tuesday, September 06, 2022 at 3PM.
 9. **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 6:22 PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

APPROVED



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

Organizational Board of Directors Meeting Minutes

When: 09/06/2022 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 3:02PM.
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 committee interaction. Vice President, Tom Butler reported the Association attorney will offer an opinion on golf carts in an HOA. Secretary, Nick Correll reported work is ongoing regarding research into selling the Trolley.
5. **Old Business.**
 - a. **HOA Website.** The Board of Directors discussed the Safety/Security Committee is researching this matter.
6. **Owner comments.** Owners discussed agenda items with the Board.
7. **New Business.**
 - a. Approval of DRAFT minutes.

Treasurer, Ed Casey made the motion to accept the August 22, 2022 draft meeting minutes, as presented. **VP, Tom Butler** seconded the motion. All in favor. Motion passes without objection.

- b. **Reservation Procedures for Movement Room and Pavilion.** The Board of Directors have asked the manager to keep a signup sheet in the office for pavilion reservations. The Board also requested Salix handle

reservations for the movement room. The manager will review if this is possible and report back to the Board of Directors.

- c. **Annuals – proposal for flowers.** President, Eileen Barrett reported many homeowners' modifications do not have ARC approval. Items are being reviewed for possible revision. The Board discussed the possibility of a grace period for homeowners to either revert modifications without approval back to the original state or possible submit an ARC after the fact, for consideration.

Treasurer, Ed Casey made the motion to accept the Golden Golf bid for annuals as presented for \$6,475. **VP, Tom Butler** seconded the motion. All in favor. Motion passes with no objections.

- d. **Rower – Fitness Room.**

Treasurer, Ed Casey made a motion to accept the proposal from Fitnessmith for a new rowing machine. **Secretary, Nick Correll**, seconded the motion. All in favor. Motion passes with no objection.

- e. **Flagpoles-FS 720.304(2A)(2B).** VP, Tom Butler reported the documents will need to be updated with respect to flagpoles to comply with FS720. The matter is currently with the Association's attorney.
- f. **Committee Charters.** President, Eileen Barrett reported committees have been requested to create their committee charters and report back to the BoD.

VP, Tom Butler made a motion to accept the committee charters as written. **Secretary, Nick Correll**, seconded the motion. All in favor. Motion passes with no objection.

- g. **Budget.** The Board of Directors have requested a DRAFT budget for 2023 by September 9th.
- h. **ARC approval/denial.**

Treasurer, Ed Casey made a motion to accept the six approvals recommended by the ARC committee. **Secretary, Nick Correll**, seconded the motion. All in favor. Motion passes 4-1, with one objection.

- i. **Mulch.** The Board of Directors discussed estimated costs to place mulch throughout the community. The matter has been turned over to the Landscape Committee.
 - j. **Lightning Strike.** On August 28, 2022, the Barfoot Bar and Grill experienced one, possible two direct lightning strike(s). The insurance policy has a \$2500 deductible. The manager will follow up with the insurance agent/adjuster to file a claim. Estimated damages are at \$20k.
8. **Next BoD Meeting.** Currently scheduled for Monday, September 19, 2022 at 6PM.
9. **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 4:35 PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

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.**
 - a. 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.
 - b. Secretary, Nick Correll reported work and research is on-going regarding selling the Trolley. A broker has been contacted.
 - c. Treasurer, Ed Casey reported on the finance committee actions to date, the aged AR is decreasing, and the 2023 budget is in progress.
 - d. Vice President, Tom Butler reported the domain name from the developer will be made available.
 - e. President, Eileen Barrett reported 152 homes do not have a functioning lamp post in the front lawn.
5. **Old Business.**

- a. **Movement Room Reservations.** The Board of Directors discussed the Salix reservation system will be used for the movement room. Details TBD.
6. **Owner comments.** Owners discussed agenda items with the Board.
7. **New Business.**
 - a. 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.

b. **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.

- c. **Key card access to restaurant.** The item has been tabled.
- d. **Maintenance and Repair items pending approval.**

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.

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.

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.

- e. **2023 Budget status report.** President, Eileen Barrett discussed the dues will go up in 2023. The exact amount is not known, currently.
- f. **Obtaining Data via Committees.** President, Eileen Barrett reported committees will be assigned data points to collect for Director Gary Helwig.

- g. **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

h. **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.

8. **Next BoD Meeting.** Currently scheduled for October 03, 2022 at 4PM.

9. **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

APPROVED



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

EMERGENCY SESSION – HURRICANE IAN

Board of Director's meeting

When: 10/03/2022 2:00PM

Where: 19900 The Place Blvd., Estero, Florida

Board of Directors

Eileen Barrett (P) Term expires 2024 – In person

Tom Butler (VP) Term expires 2024 – phone

Ed Casey (T) Term expires 2024 – absent

Nick Correll (S) Term expires 2023 – phone

Gary Helwig (D) Term expires 2023 – In person

1. **Call to order.** The meeting was called to order at 2:05PM.
2. **Establish a quorum.** Four of five directors are present either in person or via phone.
3. **Proof of notice.** Emergency meeting called in accordance with F.S. 720.
4. **Officer's report.** President, Eileen Barrett, reported a Disaster Plan needs to be written. Discussion of items to be added the plan was held. The communication committee is writing a post hurricane update to be blasted. Sunnygrove will cleanup all areas of The Place. Maintenance will photo all broken stop/street signs.

President, Eileen Barrett made the motion to authorize the Safety/Security Committee to create the new domain name for The Place. **Director, Gary Helwig** seconded the motion. All in favor. Motion passes 4 - 1, with no objections.

5. **Next BoD Meeting.** Currently scheduled for October 10, 2022 at 7:00PM.
6. **Adjournment.** Meeting adjourned at 3:00PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

APPROVED



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

Board of Director's meeting

When: 10/10/2022 7:00PM

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 – In person

Gary Helwig (D) Term expires 2023 – In person

1. **Call to order.** The meeting was called to order at 7:00PM.
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.**
 - a. President, Eileen Barrett reported a summary of the last 102 days under the HOA Member's Board of Director's control.
 - b. Vice President, Tom Butler reported the hurricane cleanup efforts with Sunnygrove. The Finance Committee has been asked to research any possible FEMA options.
 - c. Treasurer, Ed Casey reported the 2023 draft budget should be available to review by Friday. The Budget Meeting will be November 01, 2023 at 7:00PM.

5. **Old Business.**

President, Eileen Barrett motioned to accept the legal letter written by the Association attorney regarding the movement room. **Treasurer, Ed Casey** seconded the motion. All in favor. The motion passes 4 - 1.

New Business.

- a. **Hurricane Recovery.** VP, Tom Butler reported on the committee storm shutter rules and suggested there be a short moratorium regarding RV/Boats/Trailers parking at The Place. The manager has been tasked with reported the results of a survey of how many RV/Trailers/Boats are parked at The Place. President, Eileen Barrett suggested the community hold education regarding golf cart driving rules.
- b. **Disaster Plan for The Place.** President, Eileen Barrett reported the Disaster Plan is currently being developed. The plan should be complete in a few weeks. Once completed and reviewed, the Plan will be blasted out to the community and put on the website.
- c. **Budget.** The Board of Directors discussed budget and future plans.
- d. **Security at Guard Houses.** President, Eileen Barrett reported the Board of Directors are considering ideas to change the dynamics of how the guard houses are manned. This matter is tabled for future communications.
- e. **Sunnygrove Hurricane Ian cleanup efforts.** President, Eileen Barrett Sunnygrove is onsite 7 days per week to cleanup and brace fallen trees, beginning in Phase I. Sunnygrove will move to Phase II once Phase I is completed.
- f. **Security/Safety IT items.** Committee chair Tim Kroeger reported on the updates currently completed regarding new email addresses, website, and the committee's "Part II Proposal".

Vice President, Tom Butler motioned to accept and move forward with the S/S Committee's proposal. Treasurer, Ed Casey seconded the motion. All in favor. The motion passes without objection.

6. **Next BoD Meeting.** Currently scheduled for November 01, 2022 at 7PM for a Budget Meeting.

7. **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 9:08 PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

APPROVED



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

Board of Director's meeting

When: 10/24/2022 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 – In person

Gary Helwig (D) Term expires 2023 – absent

1. **Call to order** - The meeting was called to order at 4:00PM.
2. **Establish a quorum** - Four of five 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**
 - a. Treasurer, Ed Casey reported the DRAFT budget for 2023 is being prepared by the Board, Finance Committee and ICON Management.
 - b. Secretary, Nick Correll reported updates regarding the Trolley sale. Currently all options are being explored.
 - c. Vice President, Tom Butler reported the Board of Director's expectations regarding Board meeting protocol. Members required to sign up if wishing to speak on agenda items only. Reports of the bear walking the neighborhood is expected and protected. Please keep all trash inside until the morning of trash pickup. The Board along with the committees are review options for a better sound system for meetings.
 - d. President, Eileen Barrett reported the turnover audit was just received. The audit will be turned over to the Association's

accountant for review. Insurance can not be bound until November 28th due to Hurricane Ian.

5. Old Business

a. Approval of meeting minutes

VP, Tom Butler motioned to accept the minutes dated September 19, October 03, and October 10, 2022 with noted corrections. **Secretary, Nick Correll** seconded the motion. All in favor. The motion passes with no objection.

b. RV/Trailer/parking

Secretary, Nick Correll motioned to have a moratorium on overnight parking of RV & Trailer until October 31, 2022 due to Hurricane Ian needs. **VP, Tom Butler** seconded. The motion passes with no objection.

6. New Business

a. Golf cart proposal

VP, Tom Butler motioned to all golf carts to be registered, registrations will be completed by December 31 2022, golf cart driving age to remain 14 years old, a registration cost of no more than \$10 will be assessed, a sticker with a number will be issued upon. Location of sticker has not been determined. **Treasurer, Ed Casey** seconded. The motion passes with no objection. (see attached)

b. Movement proposal

Secretary, Nick Correll motioned to change the language of the Movement room, Rules and Regulations, as presented. (see attached) **Treasurer, Ed Casey** seconded. The motion passes with no objection.

c. Mulch

VP, Tom Butler motioned to accept the Golden Golf mulch proposal for \$241,885.60. **Treasurer, Ed Casey** seconded. The motion passes with no objection.

d. Code of Conduct

VP, Tom Butler motioned to accept the Code of Conduct, as drafted. **Treasurer, Ed Casey** seconded. The motion passes with no objection. (see attached)

e. Communications Committee Charter

Treasurer, Ed Casey motioned to accept the Communications Committee Charter as presented. **VP, Tom Butler** seconded. The motion passes with no objection.

f. ARC - Rose

Vice President, Tom Butler motioned to deny member Rose's ARC request for a 1000 lb. propane tank in front lawn. **Treasurer, Ed Casey** seconded the motion. All in favor. The motion passes without objection.

g. ARC – Propane Tank

Secretary, Nick Correll motioned to restrict propane tank installations to no larger than 500 lbs. **Treasurer, Ed Casey** seconded. The motion passes with no objection. (see attached)

h. Aged AR

Secretary, Nick Correll motioned to waive all balances under \$1.00 on the Age AR report. **Treasurer, Ed Casey** seconded. The motion passes with no objection.

i. Tolley update - Tabled

j. Christmas Lights

Treasurer, Ed Casey motioned to accept the Christmas light proposal by Simple Think for a three-year contract. **Secretary, Nick Correll** seconded. The motion passes with no objection.

7. Next BoD Meeting. Currently scheduled for November 01, 2022 at 7PM for a Budget Meeting.

8. 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 5:32 PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors

APPROVED



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

BUDGET MEETING

Board of Director's meeting

When: 11/1/2022 7:00PM

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 – In person

Gary Helwig (D) Term expires 2023 – On phone

1. **Call to order.** The meeting was called to order at 7:00PM.
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. **New Business.**

Treasurer, Ed Casey motioned to accept the DRAFT 2023 budget as proposed. Quarterly assessment for 2023 will be: 52' Lot = \$1,134.16 quarterly assessment, 62' Lot = \$1,149.91 quarterly assessment, & 75' Lot = \$1,180.12 quarterly assessment. **Vice President, Tom Butler** seconded the motion. All in favor. The motion passes without objection.

5. **Next BoD Meeting.** Currently scheduled for December 12, 2022 at TBD PM.
6. **Owner Comments.** Owners commented and asked questions after the 2023 DRAFT budget was presented.
7. **Adjournment.** The meeting was adjourned at 8:41PM.

Respectfully submitted,
Ron Czarnik, LCAM
For the Board of Directors