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.
	1. **Survey Monkey**. Director, Gary Helwig, report his findings regarding Survey Monkey. The matter will be turned over to the Safety and Security Committee.
	2. **Zoom**. Secretary, Nick Correll, reported his findings regarding Zoom subscription. The matter will be turned over to the Safety and Security Committee.
	3. **Trolley**. Secretary, Nick Correll, reported his findings regarding the Trolley and value. Item tabled for further research.
5. **Old Business.**
6. **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.
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 August 08, 2022 draft meeting minutes, as presented. ***Treasurer, Ed Casey*** seconded the motion. All in favor. Motion passes without objection.

1. **Committee volunteer/establish committees.** The Board of Directors have appointed 67 community volunteers to 10 newly established committees. See attached for committees and members.
2. **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.
3. **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.

1. **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.
2. **Budget.** The Board of Directors discussed the need for a draft budget by month’s end.
3. **Next BoD Meeting.** Currently scheduled for Tuesday, September 06, 2022 at 3PM.
4. **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