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 on-going regarding research into selling the Trolley.
5. **Old Business.**
6. **HOA Website.** The Board of Directors discussed the Safety/Security Committee is researching this matter.
7. **Owner comments.** Owners discussed agenda items with the Board.
8. **New Business**.
9. 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.

1. **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.
2. **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.

1. **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.

1. **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.
2. **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.

1. **Budget.** The Board of Directors have requested a DRAFT budget for 2023 by September 9th.
2. **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.

1. **Mulch.** The Board of Directors discussed estimated costs to place mulch throughout the community. The matter has been turned over to the Landscape Committee.
2. **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.
3. **Next BoD Meeting.** Currently scheduled for Monday, September 19, 2022 at 6PM.
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 4:35 PM.

Respectfully submitted,

Ron Czarnik, LCAM

For the Board of Directors