Porchers Preserve HOA

Annual Meeting minutes

June 23,2022 6:00 pm

Eastbridge Presbyterian Church

Call to order: Chair Jenn Masse called the meeting to order at 6:00pm.

Roll call: Secretary Patti Risley took the roll. Eighteen homeowners were in attendance with one proxy.

Chair Masse introduced the members of the board. In attendance were officers: Jenn Masse (Chair), Luis Ferioli (Vice Chair) Marc Howard (Treasurer), Patti Risley (Secretary) Absent: Dave Selewski (Member at-large), ACA members Larry Inguagiato (absent), Logan Pepchinsky (absent), and Cedar Management Group (via phone) Chris Kellar and Ashley Kearns.

Chairmans Report -
Chair Masse provided an updated vendor list and went through the history of events with the HOA changing from RD Neal to Cedar Management Group.

Chair Masse also reviewed recent activity which included:
-Facilitated delivery of new pool furniture and removal of old
-Storm clean-up and palm trimming
-Facilitated homeowner reimbursement for storm clean-up

Residents were updated on fence issue behind Bella Oaks. The board had requested bids for repair and replacement. Only two quotes were obtained by Cedar. Jenn met with another vendor and facilitated third quote. A claim was submitted to the HOA insurance company, under storm damage, and is currently waiting a determination.

Luis Feroli called and met with DNR regarding alligator entering property along Sharpestowne Ct. The Board now has received tags, and established a process to handle.

It has also been determined our community cannot add a multi-use pad due to zoning regulations.

Current issues being addressed are:

- Drain installation planned for standing water problem located in back yards between amenity center and Sharpestowne Court.

-Tree trimming planned for “tagged” trees in the community.

Chair Masse indicated that detailed HOA Financials are not yet complete as more data is needed for reconciliation between the end of RD Neal and change to Cedar. Currently • Accounts Receivable $10,743.10 • Porchers Preserve Operating FCB $68,254.98 • Porchers Reserve Savings FCB $36,655.11
and updated reserve study will be conducted to see if our HOA fees should be adjusted. It was noted that there is currently more than $10,000 of HOA dues outstanding.

Residents agreed to have Pool Reservations be handled on our website, ”porcherspreserveinfo.com”.

Several residents inquired if professional landscaping could be obtained for front and back entrances. Chair Masse will address after financials are settled.

Chair Masse also reminded residents that the HOA is not involved with any 4th of July activities and that fireworks are prohibited on community grounds.

No residents submitted nominations for the board of directors’ elections and therefore elections were postponed.

Chair Masse indicated that starting the end of next week, letters will be sent out to those homeowners with outstanding HOA dues. With regard to yard maintenance, she encouraged residents to “take pride in your property”.

Johnny Calhoun made a motion to adjourn, all approved. Meeting ended at 7:05pm.