

Watch at Waterlefe Condominium Association, Inc.

February 26, 2021- 10 AM
Via Zoom Meeting

BOARD MEETING MINUTES

Terry Moylan - President
Jim Jasiewicz - Treasurer
Ron Mathia - Director

Call to Order: The meeting was called to order at 10:01am by President Terry Moylan.

Roll Call: Terry Moylan, Jim Jasiewicz, and Ron Mathia attended from the Board. Also, in attendance homeowner Ruth Harenchar and Property Manager Jackie Hannan.

Determination of Quorum: A quorum was present.

Proof of Meeting Notice: The meeting was noticed per Association documents and FL statute.

Approval last minutes: Terry made a motion to approve the December 2, 2020 Watch Annual Board Meeting Minutes, seconded by Jim and unanimously approved 3-0.

Property Management Report: White Diamond has provided date of March 17, 2021 for landscape walk, due to scheduling conflicts another day will need to be selected. Property Manager Jackie Hannan will get new dates from White Diamond and schedule with the Board.

Old Business: Terry provided update on the entry monument cleaning. Jonathan from White Diamond trimmed down the overgrown Ligustrum's that were creating shade and increasing the rate of mildew growth. New red geraniums were planted.

Terry also provided an update regarding the lake on the 8th fairway and the algae growth issue. The Golf Club has installed aerators and bubblers to cure the issue. So far the algae has cleared and the lake is remaining clean.

Terry provided an update regarding the roof claim with SFR. Examination Under Oath was given on February 19, 2021. The lawyer requested additional documents from Property Management. Property Management has provided the requested documents.

New Business: Board reviewed Light invoice from Facilities Manager Jeff Warfel for light repairs and replacements from January and February 2021. Terry Made a motion to approve the Invoice amount \$276.20 be paid, seconded by Jim and unanimously approved 3-0.

Board reviewed JC Services invoice 328 for drywall repairs at 9704 Sea Turtle Terrace #102, due to upstairs neighbor leak. Terry Made a motion to approve the Invoice amount \$300.00 be paid by the association and cost reimbursed by 9704 Sea Turtle Terrace #202 homeowners insurance, seconded by Jim and unanimously approved 3-0.

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Director Comments: Terry inquired of Status of Bulletin Board replacement. Previously approved up to \$600 for replacement. Property Manager Jackie Hannan will place order.

Ron brought up patching of the roadways. Homeowner and CDD Board Member Ruth Harenchar will coordinate engineer to look at River Basin Court & Sea Turtle Terrace to determine if the Watch roads need paving.

Terry inquired about insurance options with other carriers. Property Management will gather more information from Insurance agent and provide at next meeting.

Schedule Next Meeting: Next Watch Board meeting scheduled for Thursday, April 15, 2021 at 10am.

Adjournment: Terry made a motion to adjourn at 7:38 pm. Seconded by Jim and unanimously approved. 2-0.

Minutes submitted by Jackie Hannan, LCAM