

MISSION ESTATES HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes November 15, 2022

CALL TO ORDER: President Tom Kelly called the meeting to order at 4:01 p.m.

PROOF OF NOTICE: The Notice and agenda for the meeting were posted in accordance with the Bylaws of the Association and Florida Statutes

BOARD MEMBERS PRESENT:

Tom Kelly, President
Bobbie Chabino, Treasurer
Skip Strasburg, Secretary

DETERMINATION OF QUORUM:

Tom Kelly determined that a quorum of Board Members was present. Also present was Colleen Fletcher, LCAM, CMCA, AMS from Sunstate Management Group via zoom and several Owners via zoom and in person.

APPROVAL OF MINUTES:

Tom Kelly read the minutes of the August 25, 2022, meeting minutes. A motion was made by Skip Strasburg and seconded by Bobbie Chabino to approve minutes as read. All in favor, motion carried.

PRESIDENTS REPORT : It is nice to see everyone, and I hope everyone is ok post the Hurricane. We have a strong neighborhood, and everyone was so helpful during the storm clean up. We have over 50 volunteers in this neighborhood, and this is great for the community and serving all the Owners in the community is so helpful. If there are any new volunteers that are interested in helping, we would greatly appreciate it. Our landscaping volunteers have been great and very helpful with keeping the landscaping great in the community, and a huge cost savings. There has been false information regarding the location of our flag pole being circulated and posted on social media. As home owners, you serve to know the facts. The truth is that Don Durand, a previous MEHOA President, placed the flag pole using the maps that were currently available from the County. Years later, while seeking a grant from the county to establish a public memorial where the flag pole had previously placed, acting President Anthony Patete working with Holly Bucciarelli, was advised by the county that the flag pole was actually located in a protected area and that it must be moved. The county sent this notice in writing to Anthony Patete. This critical information and the MEHOA records relating to this communication were never shared or passed on to the next Board of Directors. As such, MEHOA had no idea of the counties notice. In 2021, your BOD was put on notice by the county that were issues with the Flag pole after a complaint was filed against MEHOA by an owner (identified by the county as the woman who is always calling to complain about MEHOA and previous board member). Because of this complaint, the County inspector was required to view the area. This resulted in making MEHOA to move the Flag pole and replace native plants in the area. The cost of to do this came in between \$6k-\$7k.

This brings up the issue of Social Media. It's very poor judgement that Anthony Patete and Holly Bucciarelli post false and slanderous information on social media. These are attacks on you as residents. These comments certainly do not shed a positive light on our community.

There are three viable areas to look for information. You have a website to refer to, you have a 3-person Board that can help to get information and answer questions, and from Sunstate Management. Mission Estates has never had a management company as professional as Sunstate. They are always working to serve this community in the best way possible.

If anyone wants to serve on the Board please get a package from Sunstate and notify of your interest. The elections will take place at the annual meeting in January.

MANAGEMENT REPORT: Nothing to Report at this time.

Financial Report: Bobbie Chabino provided the financial report. It is anticipated that the Association will be over budget by approximately \$6,000.00. This is due to extensive legal fees necessitated by legal claims cast by a previous board President (these billing documents can be found on our web site). We also have some other expenses that came from management fees (due to MEHOA being abandoned by Dodson Property Management, our previous management company) and from Hurricane Cleanup fees. The Board is always working to do the best for the Association and takes budget adherence very seriously. The 2023 Budget will be voted on during the end of November or December of this year. Expenses are increasing and this is mostly due to inflation. We need to move forward and fund the Association as needed.

UNFINISHED BUSINESS: No unfinished business reported.

NEW BUSINESS:

Pond & Wetland Report- Don Peterson gave a report regarding the lakes and ponds. There was a walk around with Solitude and look at the buffer areas around the lakes and ponds. Sarasota County looked at the area as well and advised that the 8-12" buffer area is what is needed. The team has made a recommendation that the Deed Restrictions be changed to reflect the 8-12" buffer zone. This will be voted on at the Annual Meeting. There was some culvert erosion noted on the walk around as well. This is something that will need to be addressed in the near future. There are some issues with the ponds and lakes and all options will be on the table as we move forward. The pond team has now given the "what" and the Board will now have to address the "how". John was tasked with helping with this project.

CERT review and volunteer request- There have been no formal meetings and we are now working to do the Cert of the neighborhood. The Neighborhood was divided into 6 different zones and all volunteers did a great job making contact with all residents and making it through the Hurricane recovery efforts. The CERT Plan is scheduled to be updated and formalized after the beginning of the year. There are numerous volunteers who were thanked.

Landscaping – Luckily we trimmed the 6 oaks prior to the storm, and this allowed us to only lose one big branch during the storm. FEMA will pick up the last remaining pile soon. The mulching project will begin in December and the volunteers are ready to go. There is a lot of work that is completed by volunteers saves the Association a lot of money in costs.

Vandalism Issues in the Community – Jim Hanks is now looking to police the area and stop all of the vandalism issues. There have been some recent issues with both vandalism and crime in the area. This is something that needs to be addressed. Mission Valley Country Club has hired some security to address this situation. Think about lighting around your home and being vigilant.

Rust Stain Report- Tom Kelly explained that several options are being reviewed to present to the community to possibly assist with the rust stains caused by well use. Dahm Vayalur spoke regarding the status of his rust stains using a special well water treatment system and how the process is going. I have had the water tested and it was so out of normal, that the water was sent to a lab for testing. They have placed a different chemical filter to lessen the rust, and it is an ongoing process. In the future we hope to have a solution for all the neighborhood. John Shaughnessy expressed his frustration that after replacing his well he's still having issues. Another option being considered by some is using county water for irrigation. Jim Hanks and Dahm Vayalur will work together investigating possible options. A Discussion was initiated regarding the cleaning of the sidewalks, and the consistency of cleaning. There are some Deed Restrictions changes that would be needed if we are going to have a vendor clean the gutters. A lengthy discussion regarding wells and the contamination of the Aquifers. There needs to be answers to what the real problem is before any more money is invested in the rust issues. This is a community wide issue that needs to be addressed.

OWNERS COMMENTS OR QUESTIONS:

Jason Rottiers– Question regarding if the minutes were recorded. Make sure to give your email to the manager.

Anthony Patete – I was looking on the website looking for information regarding the monthly financials, the information will be posted to the website soon along with the current Budget. If there are any changes needed, please send in the information and we will get this updated on the website.

NEXT MEETING: To Be Determined

ADJOURNMENT: There being no further business to discuss, ***Tom Kelly made a motion to adjourn the meeting at 5:23 p.m. Bobbie Chabino seconded the motion which passed unanimously.***

Respectfully Submitted,

Colleen Fletcher

Colleen Fletcher, CAM CMCA AMS Community
Association Manager