

## Board Meeting May 18th, 2022

- ✓ **Start Time- 6:34PM**
- ✓ **Roll Call**-Dan Vettorazzi, Natalee Reif, Angela Myles, Wayne Bolger, Javier Torres Sang Le, Hides Fleurmont.
- ✓ **March Board Meeting Minutes Read and Approve**-the March 2022 meeting minutes were read, and Javier stated that there were no minutes for April 2022 since the Board Meeting was cancelled for April 2022. All the board members voted and agreed minutes were correct.
- ✓ **Treasurer's Report April 2022**-Angela read the Treasurers Report for March and April. For March 2022 most expenses were standard other than the sprinklers at the front entrance. For April 2022, most expenses were standard other than the magnetic pool door that needed repair and card reader.
- ✓ **Retainer for Cooper Levinson**-Javier explained when he was voted interim President there was a communication sent to Barbara Ausanio (former Vice-President) from John Becker and Barbara had forwarded this alert to Javier. The decision was made to send an emergency message to the community because of an alert received stating that the email sent from John Becker contains a script commonly used with a computer virus. The alert was sent to the community stating not to open the communication from John Becker as it "may" contain a virus. This prompted John Becker to initiate a lawsuit against Lee's Crossing for defamation of character. John Becker further included the Association lawyer on this lawsuit regarding a letter our council sent to the community stating that there was money that wasn't accounted for because of the forensic audit. This has prompted the board of directors to hire another lawyer to represent Lee's Crossing and its current counsel. The retainer amount for Cooper-Levinson is \$5,000. The copy of the retainer was sent to the board of directors for review.
  - **Motion Board of Directors to Vote to retain Cooper Levinson as counsel for Lawsuit**-Javier motioned the Board of Directors to retain Cooper-Levinson- Wayne Bolger 2<sup>nd</sup> that motion, Hides, Natalee, Angela, Dan, Sang Li
- ✓ **Pool Cost and Repairs**-The Community Pool started losing water and it has been determined that it has a leak. The Board of Directors hired a leak detection company to find the leak. The company found the leak in the gutter line. The repair is calculated at a cost of 8k to 15K for the repair and the final price will depend on how much of the gutter line needs to be repaired or replaced.

- **Wayne**- Wayne received the report from the pool company and spoke with the pool company and did some observations. Wayne further explained that the company would have to dig down into the gutter lines beneath the concrete and work on finding the leak. Depending on how far down and where the leak is will depend on how much the cost is going to be. Wayne commented that the cost is mostly labor than cost of materials. Wayne further mentioned he felt confident in this pool company to do the job.
- **Angela**-Angela mentioned that she had researched other pool leak detection companies and this company was the cheapest and were the quickest available. Angela further checked on the reviews of this company and they are local, and they seemed to have a good reputation.
- **Hides**- Hides commented on the procedures on how the Board handles vendors. A discussion was held regarding this subject.
- **Per the discussions regarding the pool repair**-Javier prompted the Board of Directors to vote on getting additional quotes per the discussions on repairs.
  - **Motion Board of Directors to vote for additional quotes on Pool Repairs**- Dan voted No. Angela voted No, Wayne voted No, Natalee voted No, Hides voted Yes, Sang Li voted No, Majority of the Board Members voted No, and no additional quotes needed.
  - **Motion Board of Directors to vote to approve estimate amount for Pool Repair**-Javier motioned the Board of Directors to vote to approve the estimate to start the work on the community pool- Wayne 2<sup>nd</sup> the motion, Dan voted Yes, Angela Yes, Hides Yes, Sang Li Yes, Natalee Yes. Motion passed and current company will be retained for pool repair.
- ✓ **Contract for Broad Star is expiring**-Javier mentioned to Hides that the contract for Broad star is up in August as per the CCR of Lee's Crossing a vendor can only keep the contract with Lee's Crossing for no more than 3 years at a time. Javier offered this opportunity for Hides to research and find another cable company for the community to assist in this major project it would help with the workload. Hides agreed to assist.
- ✓ **Collection of delinquent accounts**- Collection efforts continue, and a meeting will be held soon as a communication will be sent to the collection committee. As we continue to work through the list of past due members the committee will meet to discuss processes and plans.
  - **Angela**-Angela did mention a particular collection meeting regarding a community member and asked Hides for his schedule as she wanted him to attend and be a part of this meeting. Hides agreed to send Angela his availability.
- ✓ **Director round-**

- **Javier**- Nothing
- **Dan**-in March Javier had asked to provide inputs on all the board members for the newsletters and he has yet to receive these from the rest of the board.
- **Angela**-Angela states she appreciates the directors as she doesn't want to make unilateral decisions as we would like all to work together.
- **Wayne**- 2 Weeks ago Asplund Tree Service trimmed trees for FPL and left a giant pile of brush near my property.
  - **Javier**- Javier states he will locate the number to Aspin and Angela also states she will contact FPL to see about getting that taken care of
- **Hides**- Hides mentioned speed limits set on Lee's Crossing since he notices that people drive fast throughout the neighborhood.
  - **Natalee**-Natalee mentioned she knows who one person that is drives fast in the neighborhood and she is going to address this with the owner of the unit.
  - **Angela** -Angela asked Hides to find out more information about the speed limit signs and Hides agreed to do some research.
- **Sang Li**-if anyone on the Board of Directors received letters from Barbara regarding the trucks parked?
  - **Javier**-Javier stated that the offenders of those alerts were given violations that were brought up. Further discussions were made about procedures on violations.
- **Natalee**- Natalee brought up an email she sent to the email box regarding a tree.
  - **Javier**-Javier stated he would address this offline with her later.

✓ **Member question**-Javier opened the meeting to members for questions or comments... no comments or questions.

✓ **Meeting End**- 8:05PM