

September 2024 Presidents Report

There are many new HOA rules that have been adopted in Florida ranging from financial, communication, fining, board education, architectural integrity, and rules and regulations. It is now mandatory that all Board members participate in a 4-hour class and continuing education for the Property managers. Your board is currently working on each of the new laws, and this will entail updating the website, restating rules and ensuring all policies are equally applied.

The Chattel rule nicknamed "line in the sand" is a major undertaking with our legal counsel. Further documents for this change will be distributed to our board members today for review.

Our current fining committee will be meeting this week to discuss several homes that are not in compliance with various maintenance issues at their homes. This is a lengthy process (as outlined in our bylaws) and your board thanks the volunteers who are involved.

The board has one home currently with a compliance issue that is with our Attorney. The Board will meet today in private session to discuss this issue further with the attorney.

Speeding in the community has been a continuous issue and at times quite contentious. The safety of all our homeowners is a priority. I propose to the board that we update our back gate rules to include revoking passes when speeders are identified.

Maintenance

The fence that was knocked down near the back gate and the signs are in the process of repair.

The bubbler system at Zack Lake is in the process of being serviced for repair.

The preserve near Duke Drive will be cleaned and trimmed. The board is waiting on proposals.

Mark continues general maintenance throughout the community and has been working on the sprinkler rust areas with spraying and power washing.

The manhole cover replacements as discussed at the previous meeting is in progress.

GIB

The GIB board has been working to solve flooding issues. There remains one area near the Westgate community that continues to be an issue. Work is in progress to repair this issue.