

Calusa Point Association, Inc.

Wednesday, September 27th, 2023

Time: 7:00 PM

Meeting Location:

Calusa Point Clubhouse (Pool Area)

MEETING AGENDA

Call meeting to order at 7:08 PM

Establish quorum

In attendance:

- Sergio Lazo
- Amanda Prieto
- Amanda Perez
- Brian Snyder
- Belen Perez

Updates

● Landscaping Progress

- Islands completed - mulched – two islands still need to be completed
- Perimeter cleaned, trimmed & treated (in progress) 55% complete
- Amenities cleaned – sod will be installed on Friday; removal of weeds and shaping hedge
- Fallen tree removed
- New green island ficus planted – some are missing; they will check irrigation for any issues
- Adding of new grass to the island at main entrance road & adjacent bed where ginger was. Will be started on Friday.
- Open Forum for this section:
 - R&R must stop blowing debris onto private patios; if patio is accessible, they will blow
 - On Saturday, trim public areas first then at private residences
 - 10-15 trees were identified as in decline by an arborist, and are in the process of being removed and replaced.
 - Perimeter hedge will be kept trim at fence height so it will fill in
 - Status of level of grass; holes will be filled with soil and seed; some areas hold more water than others and grass grows at different rates
 - Request to plant flowers in main entrance

● Pressure Cleaning

- Entrance sidewalk and racquetball court pressure washed
- Tree trimming completed

- o Trees identified for removal – 7 trees identified; 5 are diseased; 2 struck by lightning
 - o Amanda Prieto made a motion to remove all 7 trees; Belen Perez seconded; all in favor; Board will give itself a deadline to determine replacement plan by next month's meeting
 - o Trees behind houses between 89th and 90th Terraces need to be reviewed for trimming
 - o Issue concerning rings around trees; homeowner concerned about rings too wide around trees
- Drains cleaning completed – if it doesn't drain within three hours, then there is a problem
 - o Drains cannot have baskets installed because debris gets caught; drains are designed to collect debris; company will review all drains and provide suggestions on baskets
- Cabana inspected by structural engineer and pest control company. Awaiting on report.
 - o Termites on roof
 - o Structural engineer came to inspect; no need to condemn building; report pending; tenting required
- Walk through with seal coating company completed. Addressed small area on main road on the west side of the property.
 - o Normal wear and tear from higher traffic areas and where water ponds
 - o Company came today to address the main road on west side of property; under warranty
- Approval of previous meeting minutes 08/22/2023
 - o Motion to approve by Amanda Prieto, seconded by Belen Perez; all in favor
- October BOD meeting to be held on 10/17/2023 – Brian Snyder will not be available

Pending

- Tennis and racquetball resurfacing to be scheduled. Postponed until costs are determined for cabana and electrical.
- Electrical panel project; electrician inspected all panels; identified all issues and stated nothing at risk; board is reviewing proposals; two panel repairs have been approved; code compliance provided a courtesy notice of irrigation pipes that need to be buried

Open Forum

- Ana Reyes: when are violations going to be processed? About 1-2 months away. Immediate concerns are issued a warning
- Maria Sergot: Hedge on 133rd replacement is on hold; palms to be replaced should be shorter
- Ephrat:
 - o need to have a plan to replace trees;
 - o where are we on forensic accountants? Have we been overcharged? BOD has requested proposals from two different lawyers
- Tomas Prieto: Street light is out since a month ago; 133 & 91; Enig has been contacting FPL
- Guillermo: Agile Courts are not doing business in Miami Dade; he called McCourt; he will call Richard to call management
- Terry & Joe: asked about hedge from 88th to entrance; project on hold; issue with debris on front patios; can iron gates be removed – must be against county code to get removed. Management will review bylaws to see if we can enforce removal

Adjournment

Motion to adjourn by Brian Snyder, seconded by Belen Perez; all in favor at 8:19 pm.