

Calusa Point Association, Inc.

Tuesday, June 20th, 2023

Time: 7:00 PM

Meeting Location:

Calusa Point Clubhouse (Pool Area)

MEETING AGENDA – MINUTES

Updates

- Call meeting to order.
 - Sergio called the meeting to order at 7:08 PM
- Establish a quorum.
 - All board members in attendance
- Introduce New Horizons Property Management
 - David – owner, 16 years in the business
 - Enig – property manager
 - All transitions have rough patches; 60-75 days until things are smoother
 - All homeowners are responsible to their accounts and disputing directly with management if there is an error
- New Board member – Amanda Prieto

Pending

- Weed on Islands
 - Need new landscaping company
 - No contract on file from previous management company
 - Do we mulch?
 - Do we install weed prevention cloth? What type?
 - The BOD understands the work was inferior but very little to do since no contract on file
- Violations

New Business

- New Landscaper
 - Sergio recommends using Kingdom Cuts
 - Sergio made a motion to hire Kingdom Cuts
 - Motion seconded by Amanda Perez
 - All in favor
- New Attorney – David recommends not having a lawyer on retainer. He suggests using different lawyers based on tasks.
- Tennis Courts Resurfacing – Agile is on standby

- Tree Trimming
 - Causes drains to clog and fill
 - Two more estimates; one from New Horizons; one suggested by an owner, Brian, TLC.
- Insurance
 - \$16,688 saved over the year on three different types of policies

Open Forum

- New Horizons payment options
 - Check, online, auto-pay, coupon
 - Contact sheets; homeowners to submit completed forms
- Management – onsite services is not included in current contract
- 4 options to get car stickers – permits
 - Go in person
 - Get via mail
 - Get at HOA meeting
 - By appointment only once or twice a month
- Peter Calafell – roots are about to intrude wall
- Ephrat – gap in grass in front of house needs to be addressed; wants an audit of FPMS and sue them; pool needs to be cleaned three times a week during summer
- Sara Arci – roots are about to intrude wall
- Violation process – divide and conquer; notate violations by section of the community
- Website – need access
- Adjournment
 - Meeting adjourned at 8:51 pm by Sergio