

Calusa Point Homeowners Association, Inc.
Board of Directors Meeting - Tuesday, August 22, 2023

Board Members:	Sergio Lazo	President
	Belen Perez	Treasurer
	<i>Brian Snyder</i>	<i>Secretary - ABSENT</i>
	<i>Amanda Perez</i>	<i>Director - ABSENT</i>
	Amanda Prieto	Director

Also present at the meeting were Enig and David from New Horizons Property Management Solutions and several homeowners. The meeting was held on Tuesday August 22, 2023 at the poolside cabana.

Call to Order: The meeting was called to order at 7:07pm by Sergio Lazo.

Proof of Notice: Notifications were posted on the bulletin board, website and a sign was placed by the entrance near the guard house.

Minutes of the Previous Meeting: Motion was made to waive the reading, and approve the minutes for June and July 2023.

Motion by: Amanda Prieto

Seconded: Sergio Lazo

Status: Approved

Old Business (with updates):

1. Landscaping cleanup is complete - now the focus is on the finger islands and mulch which is scheduled for Saturday (weather permitting). Ficus that died will also be replaced on the islands.
2. Tree trimming is scheduled to start Thursday. After the tree trimming is completed, the traps for the storm drains will be cleaned, then the catch basins will be added.
3. Electrical panels for irrigation pumps - we have one quote and are waiting on more before making a decision.
4. Janitorial services - will begin with ITU on Aug 28. They will do light maintenance, and will clean around the storm drains, empty trash. The cost includes all supplies and they come 6 days per week Mon-Sat.
5. Seal Coating on roads - we are scheduling a warranty walkthrough with DMI to ensure anything covered under the warranty is completed in a timely manner.
6. Hedge at entrance on 133rd (from Kendall Drive to the gate entrance) is dead and needs to be replaced. We have a quote that is being discussed and considered.
7. ARC committee - we are still asking for volunteers to join our architecture committee. Anyone interested should contact the property management company. Two homeowners that had previously expressed interest withdrew themselves from further consideration.

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Open Forum:

1. Concerns were raised with the ongoing landscaping. Some residents feel it is not consistent or detailed enough, and that the height of the grass isn't even. Residents were asked to be patient, as the company is still getting used to our community and our needs/expectations. Significant progress has been made on proper landscaping after the previous company was not performing the services completely or correctly. The new landscaping company (Rock and Rose) is very responsive, and open to suggestions/improvements.
2. A resident expressed concern with the areas around the electrical panels for the irrigation pumps not being in safe condition. The BOD agreed to prioritize this and have an electrician come ASAP to ensure the safety of residents and their pets.
3. Two residents expressed concern with possible termite damage and that it could affect the structural integrity of the pool cabana beams/roof. The BOD agreed to have a structural engineer inspect the cabana and make recommendations.
4. Concerns were raised about a group of teenagers that stole items from a vehicle. Security was aware of the event, and the proper authorities were contacted. It appears there was no forced entry. Residents indicated one of the neighbors has some video footage that will be shared with New Horizons to share with authorities.
5. A resident mentioned some damage to her driveway asphalt and will send photos and details to New Horizons.
6. A resident mentioned the perimeter hedge needing trimming, and the BOD indicated it is being scheduled within the next month.

A motion was made by Sergio Lazo, seconded by Belen Perez, to adjourn the meeting at 8:27pm.