

GRAND LAKES COMMUNITY ASSOCIATION, Inc.

Minutes of the Open Meeting of the Board of Directors on March 26, 2018

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on March 26, 2018.

Attending Members of the Board:

Carlos Ortiz
Richard Powell
Dennis Wang

Absent Members of the Board - Collins Pier, Glenn Gesoff

Attending Members of Management: Andrew Vacek, Erica Morgan, Robert McDaniel

CALL TO ORDER

Established quorum and called the meeting to order at 5:52 PM

APPROVAL OF AGENDA

The agenda was approved as presented.

MINUTES: Minutes from the February 26, 2018 meeting were reviewed.

Motion: A motion was made and seconded to approve the Minutes of the February 26, 2018 Board of Directors Meeting as presented. Motion carried.

FINANCIALS: Financials for February 2018 were reviewed. Community Manager Vacek presented the report and informed the Board that the Association Auditor has requested not to reclass the 2017 expenses as they will make the changes when they do the audit.

Motion: A motion was made and seconded to approve the February 2018 Financials as presented. Motion carried.

OLD/NEW BUSINESS

- **Reclaimed Water Irrigation System Conveyance and Services Agreement Update:** No update.
- **Pool/Tennis Court Access System:** The Board has one proposal for this work. Community Manager Vacek and Morgan are in the process of obtaining at least two more proposals for this. The Board wants these proposals received prior to the April meeting so a decision can be made.
- **Wood Fencing Along Sound Wall/Grand Parkway:** The Board requested that PMG re-send out the legal opinion on this matter. Owners have extended their fences onto HOA property.
- **2018 Pool Contract:** The Board is still reviewing the proposals for the management of the pools for the 2018 year.
- **Tree Trimming Estimates:** The Board is still preparing the scope of work.
- **Asphalt Trails Estimates:** The Board is looking at different options for the asphalt trails as most of the trails are "alligatoring" and the current proposals will not address the issue. The Board stated that one of the MUDs may be interested in assisting in some of the cost to completely redo the trails. Vice President Powell stated that he would contact the MUD #2 to look into this further.
- **Cul-de-sac Iron Fencing Estimates:** The Board reviewed the various proposals for the replacement of the wrought iron fencing in the common areas/cul de sac.
Motion: A motion was made and seconded to approve Texas Fence and Iron to complete the project. Motion carried.
- **Putting Green Areas/Replacement Estimates:** The Board reviewed the proposals to replace the putting green areas as well as repair the existing putting greens areas.
Motion: A motion was made and seconded to approve Golf Lawn & Turf to replace both of the putting green areas for \$24,030. Motion carried.
- **Ph 4 Pavilion (near River Pool) Estimates:** The proposals are still being received for this project.

- **Power Washing Estimates:** The Board reviewed various proposals for power washing throughout the community.
Motion: A motion was made and seconded to approve Bluwash Pressure to power wash areas designated by the Board of Directors not to exceed \$25,000. Motion carried.
- **Pending Landscape Estimates:** The Board is looking at the proposals provided by the landscaping company. Community Manager Morgan will look at obtaining additional proposals specifically for the beds along the Emily Park Bridge for the Board to review prior to the April Meeting. The Board also discussed the installation of kiddie mulch proposals for all 7 playgrounds.
Motion: A motion was made and seconded to approve the proposal from Mulch Matters for the installation of the kiddie mulch at all 7 playgrounds. Motion carried.

HOMEOWNER DISCUSSION

- Homeowner inquired on what the Board is doing about the Frog Tongue as it is in disrepair. The Board stated that this is currently being addressed and should be fixed for summer.
- Homeowner inquired why there hasn't been a full five-person Board since the beginning of the year. The Board stated that the Board is made up of five members; however, some have had conflicts arise.
- Homeowner thanked the Board for their efforts in approving the items needing repairs as well as their time and service.
- Homeowner inquired on addresses that have been provided where the owners are leaving their trash containers about constantly. The Board stated that they would look at these specific addresses.
- Homeowner inquired on the leaves throughout the Common Areas. The Board stated that leaf removal not listed specifically in the landscape contract and will need to obtain a cost.
- Homeowner stated that there are light fixtures damaged at the Phase 4 pavilion restrooms. The Board stated that they would look into this.
- Homeowner inquired with the Board on how they could communicate to the community about various items specifically the most recent break-ins that happened within the community. The Board stated that they will look at preparing an email blast informing residents to be alert and vigilant.
- Homeowner inquired about having a community watch program. The Board told the resident to look into it and report back to the board.

EXECUTIVE SESSION SUMMARY

The Board reviewed and discussed the Old/New Business topics execution and procedures.

NEXT BOARD MEETING and ADJOURN

The next board meeting is scheduled for April 23, 2018 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 7:56 PM.

Board Member

Date