

**Townhomes Of Summerfield
HOA Monthly Board Meeting
March 26, 2024
6:30 PM**

Location of Meeting:

Summerfield Master Community Center
13011 Summerfield Blvd.
Riverview, FL 33579

Present at Meeting: Jeff York, Julia Sharper, Christal Primous, Patricia Francis and Kataya Alvarez

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved.

III. Consideration of Open Issues

Landscaping

Starting April 15th, Cornerstone will come out weekly. Hector, who is the maintenance director at Cornerstone encourages neighbors to report any areas of drying of the landscaping so it can be fixed. The gutter cleaning/repair is estimated to cost \$5,000. To pressure wash the sidewalks is also estimated to cost \$5,000. Pressure washing the buildings is estimated to cost \$24,000. We may need to reach into the reserves to cover the cost due to cashflow issues.

Attorney Notes

HOA attorney alerted the board today that Citizens Insurance sent a letter in the mail stating if 9 roofs aren't repaired by August 2025, they will drop us which will leave us uninsured.

State of the HOA Community

Bills are up to date but due to some neighbors not making their monthly dues payments, it has caused us to spend over the budget. Every month, we are expected to collect \$87,000. Due to some neighbors not making their payments, it has cause us to have a shortage of \$10,000 a month. Trash removal cost is become higher than what was budgeted. The current issue we are experiencing are individuals are leaving trash outside of their units and trash that is being transported on top of their car is being forgotten and falling off in the streets.

Old Business

The insurance enforcement for each owner submitting their insurance's declaration page has been extended to April 30, 2024. All owners must submit new rental application if they plan on renting out their units. Not doing so may result in fines and eviction. We are still working on completing the parking project. The capital improvement project is currently on hold until the survey and engineering drawings have been completed.

New Business

If neighbors don't start picking up after their dogs, we may have to look into hiring a dog poop removal company that will walk the grounds. Doing this will result in less poop everywhere. At our annual meeting which will be held May 9th, we will be conducting voting by a vendor named Voteegrity. Annual packets will be mailed shortly. After the annual meeting, HOA Board meetings will be held quarterly versus monthly.

Time of Next Meeting

The next HOA board meeting will be held at 6:30 PM on May 9, 2024 at
Summerfield Master Community Center
13011 Summerfield Blvd.
Riverview, FL 33579

The meeting was adjourned at 7:54 PM by Jeffrey York

Minutes submitted by: Julia Sharper

Minutes approved by: Townhomes of Summerfield HOA Board