

**Anastasia Lakes Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**November 17, 2021 at 6:00 p.m.**

DRAFT Minutes

1. **Call to Order:** Called to order by Andy Williams at 6:00pm
2. **Posting of meeting:** Meeting was posted on site 14 days prior to meeting per Florida state statutes.
3. **Determination of a Quorum:** A quorum was established: Andy Williams, Perri Griffin, and Jamie Woods and Michelle Conlon. Suzana Balula from Alsop was also present in person.
4. **Meeting Minutes:** Andy made a motion to approve the September 20<sup>th</sup> 2021 and the Approval of Executive Meeting Minutes on 10/18/21 and Jamie 2<sup>nd</sup>, All in favor.
5. **Committee Reports:** Jake gave a rundown of pool committee and stated the heater is still on for a temperature of 82-84, this will shut down on 12/1/21 until spring. Irrigation pump shorted Old City was called and they repaired. We are still looking for volunteers for the pool committee, anyone interested should contact Suzana at Alsop. ARC Committee currently we have 3 ARC request. 2 are scheduled for Friday 11/19/21. Social Committee – yard sale scheduled for 12/11/21, rain date is 12/12/21. Grounds Committee- signs have been painted, new fence that was vandalized has been repaired by Josh from Alsop, Mr. Pacetti was instrumental in getting the rope across to decrease trespassers, causeway has been cleared and stacked on the north side. Board is continuing to do all it can to minimize risk of trespassing to NW section of our community.
6. **Presidents Report:** Board had to ensure legal counsel and had an executive meeting on 10/18/21 regarding oak trees and lake access. We would hope to not involve attorneys as this has the potential to raise dues.

**New Business**

- 1) **Front Entrance power source:** Andy made a motion to approve power outlet to north entrance fence at a total of \$650.00, Jamie 2<sup>nd</sup>, All in favor.
  - **Parking Rules:** Board decided to eliminate parking rules recorded on 4/28/2004 which included a 3 hour parking rule in the streets and pool parking lot in addition that a single director could have a vehicle towed. The board stated instead written rules that exist for parking will remain but now it will

require unanimous board decision to tow vehicle and notification to member prior to towing.

- **Basketball Hoops:** Neighborhood kids are excited to have this low cost activity in the area. We have added to the budget so that we can maintain. Andy motioned to keep the basketball a permanent amenity with rules below, 2<sup>nd</sup> by Michelle. All in favor. This will also be added to Reserve Analysis.
  - Basketball Hoop Rules:
    - (a) Basketball hours are the same as the pool open from dawn to dusk.
    - (b) Please return ball to ball bag once done.
    - (c) Please refrain from playing basketball if vehicles are parked near hoop with that in place pool patrons, please attempt to utilize opposite side parking spots if open.
    - (d) No players present unless accompanied by member only exception is immediate family.
7. **Treasurer's Report:** Perri gave a rundown on the 2022 Operating Budget. Andy motioned to approve, 2<sup>nd</sup> by Jamie, All in favor.
  8. **Community Mailbox clusters:** We have ordered replacement of cluster mailboxes at Fish Island Place, upon shipment we will coordinate with USPS to have them installed and for proper key distribution. This will also be included in the Reserve Analysis. Andy motioned to approve not to exceed \$4500.00, 2<sup>nd</sup> by Michelle, All in favor.
  9. **AL southern fence:** Retention pond/bulkhead undermine under fence. Significant damage to the fence has been noted. Stacey with St. John's Water Engineer has reached out to Islander. Erosion is a direct effect of the Islander only bulkheading the southern aspect of their retention pond. They have stated that they will have vendors out there in 15 days. We can reach out to fence vendors and get 2-3 proposals, being that this is the clear result of erosion, they would be responsible for fixing.
  10. **No Outlet Signs:** Discussion on whether we would need signs. We are going to table for now and have as an Agenda item for the next meeting.
  11. **ARC Request: Deck** – BOD have given the homeowner at 955 Fish Island Place 5 business days to amend ARC application to state deck will sit minimum of 3 feet off side lot line easement. If not completed in 5 business days, application will be denied and require new application and process if they wish to proceed in the future.

### Old Business

**Community Oak Trees** –Association is the owner of the oak trees that lie within the right of way along our roadways. The association is responsible for maintaining the trees which includes trimming the road facing aspect to ensure safe passage for large vehicles and keeping the tree in a healthy state . According to Florida law any damage that occurs secondary to root growth is not the associations responsibility as long as tree is healthy. Prior to any homeowner cutting roots a licensed arborist will need to be consulted secondary to safety concerns/ liability. There was discussion into having association trim all aspects of tree instead of just street side every 3 years , lifting canopies ,

and possibly applying cambistat to potentially decrease root growth that causes damage to road ways and homeowners property.

Trees are due to be trimmed 2023. Bod suggests 3 bids at that time to see cost diff to provide full care to Oaks.

**Wooden Walkway** – Andy provided a detailed description of the project.

*Permit* - \$1100.00

*Mitigation* - \$ 900-1,800.00 based off fact this is a proposed small-scale project, costs will likely be on the lower end.

*Environmental Consultant Fee* – not to exceed \$8,000.00 and senior member from environmental group believes will come in around \$4,000 but is not guaranteed. Note this is step 2 of the process which will hopefully achieve c.e. amendment and permit modification. This will pave the way for a future Board to vote on a small walkway that will provide safe and convenient passage for all members to the established lake front access on tract B-1 which is common ground. The bulk of work along with payment will be complete by 1/6/22 and any attempt to halt process after that date by 2022 BOD will be equivalent to discarding all associated community funds into the trash. This will have a lasting negative effect on 56% of our members for the remaining existence of our community.

Andy motioned to approve the application fee and approve the Carter Environmental Services contract, 2<sup>nd</sup> by Perri, All in favor.

Meeting adjourned after brief discussions from owners, at 7:45pm.