

Questions and concern raised at the March 9, 2026 meeting.

1. A comment was posed about the cameras not reading license plate numbers.
 - a. The cameras capture the license plates in most cases. In instances of tail-gating it is not possible. Sometimes there is a lighting issue. Camera quality is also an issue. Systems like those used by the Florida Department cost thousands of dollars. Information including cost information will be compiled during the budget season and included in a questionnaire to be included with the budget message in the fall.
2. Access control needs updating.
 - a. The access control is not perfect. During the budget development, cost information will be compiled to see if the community is willing to pay for the improved service. Last year, it would have cost each home owner at additional \$6 assessment per month to return to the prior provider who was replaced and deemed unsatisfactory. Other service providers would cost even more. This line item will be reviewed during budget development and also included in the survey to be distributed in the fall.
3. A question was asked about the status of email list distribution.
 - a. Last fall every home owner was asked to update their contact information. We have a total of 517 homes with 200 homes that have not yet registered. From those received approximately 100 gave us their email and most of those chose not to provide the email address. When asked, many said they were concerned that the email address would be shared, no matter what the instructions and the intention of the association. An outreach to the community will be redistributed on the web and bulletin board.
4. Unsatisfied with the amount of detail of the agenda.
 - a. An agenda by definition is an outline of the topics of the meeting. The actions taken are covered in the minutes and project reports distributed periodically as progress is made during the course of the year.
5. Request for a treasurer's report.
 - a. Financial highlights will be reported at the meeting. This has been of little interest in the past. Any homeowner can request financial information from the office.
6. A complaint was made the there was insufficient response to a recent request regarding the retrieval of information to an alleged stolen vehicle.
 - a. The management team advised that the tape would be reviewed during slow times by access control information. The homeowner wanted faster information and a request to the president of the HOA for the homeowner

to review the tape was granted within five minutes. The vehicle was seen on site 2 days after the incident. A copy of the police report was requested from the person who reported the incident. To date, no police report has not been received so we can better coordinate with the police department.

7. A request for term limits of the BOD members.
 - a. This would require a change to the documents. A 2/3 affirmative vote (345 votes) from the community. The last time it was attempted only 78 people responded and the effort failed.
8. The documents do not allow quick changes that keep up with the times. Specific examples of the concerns were not given.
 - a. A change to the documents would be required. See answer to number 7 above. The HOA has changed requirements for the pavers, fences and roofs which all require a lengthy process adhering to the documents.
9. There were changes allowed outside the documents for decks, additions to the property and were legally grandfathered in by the developer. This is not fair.
 - a. Again, the documents govern what the Board of Directors can allow. All known deviations were authorized by the developer before we become an association. The HOA has no authority to undue these unfortunate deviations. We have conferred with the lawyer in the past and the HOA is legally bound by the documents.
10. Not all violations are treated equally.
 - a. The HOA does treat all homeowners equally, if there is a concern about a specific violation, you can report it to the HOA. In many cases actions have already been taken, but not all homeowners comply. The follow-up action allowed by law is limited until the property is sold and an estoppel letter is required and violations are brought up to date then.
11. What's the HOA doing about the erosion problem?
 - a. The questioner was asked to provide the location of the erosion. There is no apparent erosion visible when the lakes were examined. Per the documents this is the responsibility of each individual homeowner. The documents state: **13.7 Lake and Canal Common Areas**. The rear yard of some Homes may border on the lakes and canals forming part of the Common Area. It is the responsibility of each Owner whose Home borders on these lakes or canals to maintain a portion of the Common Areas contiguous to the rear lot line of such Home, which comprise part of the lake slopes and banks and/or canal slopes and banks. Erosion of slopes and banks is possible due to drainage or roof, culver outfalls and runoff can affect the integrity of the lake or canal bank. An Owner should perform maintenance, if the lake bank, erodes more than 10" from its original shape. It is recommended that any maintenance to correct such erosion

be performed during the months of November through April. Further, each Owner shall insure the lake and canal banks and slopes remain free of any structural or landscape encroachments so as to permit vehicular access for maintenance, when needed. The ACC may establish from time-to-time additional maintenance standards for the lake and canal maintenance by Owners who own homes adjacent to Common Area waterbodies (the "Lake Slope Maintenance Standards"). Such standards may include requirements respecting compaction and strengthening of lake banks. Association shall have the right to inspect such lake and canal slopes and banks to ensure that each Owner has complied with its obligations hereunder and under the Lake Slope Maintenance Standards. Each Owner hereby grants Association an easement of ingress and egress across his Home to all adjacent lake and canal slopes for the purpose of insuring compliance with the requirements of this provision and the Lake Slope Maintenance standards. For the purposes of this Declaration, each day that an Owner fails to comply with the requirements of this paragraph or any Lake Slope Maintenance Standards shall be deemed a separate and independent violation of this Declaration.

12. A request was made to switch to in person meetings.

- a. Our lawyer has advised that hybrid meetings with zoom and clubhouse meetings are allowed. It's what we now do. Zoom meetings have always been the best attended by large margins. Since 2010 there were never more than 8 homeowners attending any individual meeting with most meetings less than 5. Far more have attended the hybrid meetings with attendance figures of 28, 27, 14, 18, 13, 13, 32, 16 and 24. They address limited parking space availability, concerns about homeowners getting babysitters, people on vacation or on duty, or people who are sick and still want to attend the meeting. Audio tapes of the meeting are also available for those who cannot attend. This request has been made several times by the same person, but the actual attendance figures speak for themselves.

13. Can we follow Roberts Rules of Order?

- a. We do follow Roberts Rules of Order. There has only been one challenge to the Roberts Rules of Order over 20 plus years of operation. This question was about adhering to the 3-minute rule and adding a timekeeper, which was adopted as a result of the meeting.

14. New blood with new ideas should be on the Board.

- a. Anyone can run at the annual meeting if a quorum is met per the documents. See answer #7.

15. Pedestrian gates are being propped open.

- a. The rover and the janitor will check for this situation and remove the offending item.

16. Why is the main gate exit being left open?

- a. We have been advised by the gate vendor that the gate is in poor condition and may break and we will be left with it in the closed position. This is how larger trucks, garbage trucks and fire engines usually enter the property. We are now working on finishing the work on 143rd Lane and the roundabout. There will be chaos if Both the SW and main gate are closed at the same time if we put in new brick work before the 143rd lane paving projects are completed. We therefore have to complete the 143rd lane and roundabout projects and then move on the main gate operation. The materials have been ordered and on hand.

17. Why are the projects taking so long to finish?

- a. We are aggressively pursuing the completion of the projects. Presently we are working on the gas company to come out and mark the location of their line so we can cut the roots to put in the last drain on 143rd Land. We are also waiting changes to the drain at the roundabout. The asphalt contractor has suggested an improvement which requires a redesign. Once these are done, we can do the curbing, mound work and paving, all of which will take 3-4 weeks under the best circumstances and with no further changes and cooperative weather conditions. The main gate will be reconstructed soon thereafter. There always seems to be new requirements. Remember, this is a commercial grade project with more requirements than what you will encounter around the house.