

Spoonbill Homeowners Association, Inc

Board of Directors Meeting Minutes July 24, 2024 at 1:30 p.m.

1) The organizational meeting of the Board of Directors of Spoonbill Homeowners Association, Inc., a Florida Corporation Not for Profit, was held at the Association Clubhouse, 701 Perico Bay Blvd. Bradenton, Florida 34209.

2) The meeting was called to order at 4:20 p.m. by Steven Campbell, President, who chaired the meeting. Also in attendance was Pete Hallett. Joining by teleconference was Ron Zemmer, Donna Bour- Purdy, & Wayne McGhie. Also present representing ResCom Management was Jeff Richardson.

3) Meeting minutes from April 18, 2024 were reviewed-

Donna Bour - Purdy made a motion to approve the minutes from March 21, 2024. The motion was seconded by Wayne McGhie. Motion carried 5-0.

4) Treasures Report- Income of approximately \$200K is on budget for the year to date. Discussed the association has a money market reserve account, A CD, as well an operating account.

5) Committee Reports-

A) Pool - Pool is done and the spa is partially done. Once spa is done the vendor will powerwash the pool & spa deck off.

B) Irrigation update- Irrigating twice a week not three times. The irrigation pump has recently failed and the irrigation team at BrightView is getting it fixed.

C) Landscape update- Ron Zemmer gave a shout out to Steve & Peter for the walk throughs.

-Frank's diseased tree was removed.

- Palm tree trimming is still on schedule

-Moving forward his recommendation would be to not renew their contract with them and go out to bid with other companies.

- A discussion was had on having Brightview to cut back the weeds around the pond and Steve stated he would be discussing this issue with BrightView

D) Roof update- Will need to be putting a new roofs in about 3-4 years

6) New Business

A) Review of Current Contracts

- 1) ResCom Management- Steve Campbell stated he was not synced with ResCom Management and requested a termination of the contract.

Steve Campbell made a motion to terminate the management agreement with ResCom without cause. Motion was seconded Donna Bour - Purdy. Approved by all. Motion carried 5-0.

Motion by Donna Bour - Purdy and seconded by Ron Zemmer to approve of Sunstate as the new management company. Approved by all. Motion carried 5-0.

- 2) Brightview Landscaping

Steve Campbell made a motion to terminate the contract with BrightView and was seconded by Wayne McGhie. Approved by all. Motion carried 5-0.

- 3) Turner Pestshield Termite & Pest Control- Steve Campbell made sure that everyone is aware that the association has a pest control agreement with Turner Pest Control. If you are seeing bugs in your unit, give them a call and they will come and spray.

B) Property Insurance- The insurance committee met with Dan Danagher from Statewide and Art Eversole from Boyd Insurance regarding the association's insurance and both reps recommend that the association should go with only one agent and not one agent for the property & one agent for the flood. Hope to have a preliminary number by the next meeting.

C) Board of Directors & Annual Membership Meeting Schedule- Steve Campbell didn't see decisions being made at all the meetings he attended when not on the board so does not plan on having a monthly meeting. Will have a budget meeting in November and a annual meeting in April.

7) Adjournment

With there being no further business before the Board of Directors, Pete Hallett made a motion to adjourn the meeting and it was seconded by Wayne McGhie. The meeting was adjourned at 5:10 p.m.

Meeting Minutes Prepared By
ResCom Management

UNAPPROVED