



Anclote Reserve

The Anclote Reserve Homeowners Association, Inc.

Board of Directors Meeting

April 18, 2024 – 6:00 p.m.

Starkey Ranch Welcome Center – 2500 Heart Pine Ave, Odessa, Florida 33556

CALL TO ORDER: The meeting was called to order at 6:08 p.m. by Community Manager Alex Nazario.

PROOF OF NOTICE OF MEETING: The notice was posted by Ed Burga on Friday and a revised Agenda was sent out on Tuesday.

ESTABLISH QUORUM: A quorum was established. In attendance were:

Name	Position	Present	Absent
Ed Burga	President	X	
Everrett Butler	Vice President		X
Jeremy T. Slater	Secretary	X	
Justin Nikolich	Treasurer	X	
Ben Roddey	Director	X	

Alex Nazario, Community Manager, was also present.

DISPOSAL OF MEETING MINUTES: The meeting minutes for the February 21, 2024 meeting were reviewed. A motion for approval was made by Ben Roddey. Ed Burga seconded the motion. A vote was held and passed unanimously.

DIRECTORS REPORT:

- Presidents Report: Ed had no updates.
- Treasurer: Justin updated the Board on financial controls that have been implemented recently. Justin updated the Board that the amount of outstanding receivables has been brought down significantly and that the community has a healthy operating account.

Justin and Alex also updated the Board on an outstanding payment with a vendor and reviewed the process on getting invoices paid.

- Secretary: Jeremy had no updates.

MANAGERS REPORT:

- Alex advised he met with Ed and Everett to establish a new schedule for Alex to review the status of the community and to send a report to the Board each week.
- The number of violations issued by the Anclote HOA are decreasing.
- Alex is working with the landscaping company to address any open issues.
- Alex discussed the hog damage in the common areas.

OLD BUSINESS:

There was no old business on the agenda.

NEW BUSINESS:

- a. Bike Rack
 - i. There was a discussion about adding a bike rack to the front of the neighborhood where the kids meet the bus.
 - ii. A motion was made by Ben Roddey to have the management company get quotes for adding a bike rack. Ed Burga seconded the motion. A vote was held and was approved unanimously.
 - iii. A second motion was made by Ben Roddey to use the area near the front mailboxes for a potential bike rack. A vote was started but a member asked for some further discussion about the safety of that area. The motion was killed.
 - iv. Alex and Ed will take a look at the areas outside of the gate where it could go.
 - v. This item will return to the agenda for discussion before a decision is made.
- b. Front Entrance Updates
 - i. Alex provided an update on the painting of the island behind the gate, the clean up of some of the gate equipment and make some adjustments to the gates and refreshed the paint.
 - ii. Alex is waiting on an update on an installation date for the new gate arms.

- iii. The cameras are installed and in place. Spectrum has started their work to get connections to the cameras. Expected completion date is April 22. There was some questions from the members present about access to the cameras and the recordings. Alex advised that we are working with legal to establish a policy.

c. Landscape Update

- i. Ed discussed publishing a yearly maintenance calendar showing what is being done for landscaping. The calendar will be approved by the Board and distributed to the community.
- ii. There was a discussion about the refresh schedule of the pine straw in the Anclote community.
- iii. Alex discussed working with the landscaping crew to address the problem areas in the community.
- iv. Ben provided an update on Tree Trimming. There are 4-5 volunteers who will be helping cut the street trees on May 18th and 19th (weather permitting). Ben will provide Alex the arborist information as well as the required insurance information. Homeowner will be sent a letter advising of the work and will be required to opt-out of this tree trimming either via USPS or via an e-mail to the management company. Details will be in the letter mailed to residents. There was further discussion about the standards and how often this will be done.
- v. There was a discussion about addressing the conditions of the foliage in the roundabouts in the dead end streets.
- vi. There was a question from a resident about the conditions of the ponds and who is responsible for them. The ponds are owned and maintained by the TSR-CDD.

d. Moving Funds

- i. Justin advised there was \$23,333.13 sitting in the operating account that was earmarked for the reserves but had not been moved. A motion was made to put the \$23,333.13 in to the reserve account. Jeremy Slater seconded the motion. A vote was held and passed unanimously.
- ii. There was discussion about some expenses related to the turn over of the community from West Bay.

There was a discussion about the original agenda and items that had been removed and referred for a closed door meeting. Alex provided an update on the legal teams response to a question about the legality of the Board holding a closed door meeting.

ADJOURNMENT:

A motion was made by Ben Roddey to adjourn the meeting. The motion was seconded by Ed Burga and it was approved unanimously. The meeting adjourned at 7:01 p.m.