



Anclote Reserve

The Anclote Reserve Homeowners Association, Inc.

Board of Directors Meeting

May 24, 2024 – 12:30 p.m.

Virtual Meeting – Microsoft Teams

CALL TO ORDER: The meeting was called to order at 12:32 p.m. by Community Manager Alex Nazario.

PROOF OF NOTICE OF MEETING: Ed Burga posted the notice.

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 April 18, 2024 meeting were reviewed. A motion for approval was made by Jeremy Slater. Ben Roddey seconded the motion. A vote was held and passed unanimously.

DIRECTORS REPORT:

- There were no directors' reports.

MANAGERS REPORT:

- Alex advised he has been going out to the property every Tuesday and meeting with either Ed or Everett.

- Alex is monitoring turf conditions in the common areas. No violations for turf conditions will be sent to residents until rain conditions improve.

OLD BUSINESS:

There was no old business on the agenda.

NEW BUSINESS:

a. Landscape Proposals

- i. There was a quick discussion led by Justin and Ed to cover the budget impacts.
- ii. **Proposal:** Replace the dripline at the front entrance at a cost of \$2559.24
 1. Motion made by Ed to approve, seconded by Justin. A vote was held, and it passed unanimously.
- iii. **Proposal:** Replacing sod with 1930 sqft of zoysia sod in the front entrance. There was a discussion held and we will wait to do this work until the irrigation work is completed.
 1. Motion made by Everett to approve, seconded by Ed. A vote was held, and it passed unanimously.
- iv. **Proposal:** Level uneven turf condition in the green space in the middle of Anclote damaged by the wild hogs. Cost is \$510.30
 1. Motion made by Ed to approve, seconded by Everett. A vote was held, and it passed unanimously.
- v. **Proposal:** Replacing irrigation in the grass strip in front of the mailboxes at the green space in the middle of Anclote. There was a short discussion on the costs.
 1. Motion made by Ben to approve, seconded by Everett. A vote was held, and it passed unanimously.
- vi. **Proposal:** Replacing 1600 sqft of zoysia sod in the grass strip in front of the mailboxes at the green space area in the middle of Anclote. There was a discussion regarding the cost between the proposals and why they varied.
 1. Motion made by Ed to approve, seconded by Everett. A vote was held, and it passed unanimously.
- vii. **Proposal:** Replacing the drip line in the very back left-hand corner of the green space in the middle of Anclote.

1. Motion made by Everett to reject, seconded by Ed. A vote was held, and it passed unanimously.
- viii. **Proposal:** Replacing the sod in the green space in the middle of Anclote at a cost of roughly \$21k. There was a discussion amongst the board about holding off on this work until the wild hog problem is addressed.
 1. Motion made by Ed to reject, seconded by Everett. A vote was held, and it passed unanimously.
- ix. **Proposal:** Addressing the need to remove a dead tree from a common area. Alex advised that he was researching whether this was on Anclote property or CDD property.
 1. Motion made by Ed to conditionally accept the proposal if the tree is on Anclote property, seconded by Everett. A vote was held, and it passed unanimously.
- x. Total amount approved from the proposals is \$9307.82
- xi. There was some additional discussion on the status of the common areas, roundabouts, and center islands. Alex will be reviewing these with our landscaping company.

ADJOURNMENT:

Everrett Butler made a motion to adjourn the meeting. Ed Burga seconded the motion, and it was approved unanimously. The meeting adjourned at 1:21 p.m.