

The Enclave at Palmira Owners Association, Inc.

BOARD OF DIRECTORS MEETING NOTICE

February 27, 2018

3:00 PM

To Be Held at the Enclave Clubhouse

Bonita Springs, FL 34135

BOD Meeting Approved Minutes

1. Establish Quorum/ Role Call: A quorum was established with Michael Marion, Rick Smith, Mary Lou Leidecker, John Wetzelsberger, Doug Rothwell, John Sixbey, Dave Johnson, Jim Ferrara and Kent Higgins present.
2. Proof of Notice: Notice was posted in accordance with Florida Statutes.
3. Call to Order: Michael Marion called the meeting to order at 3:00 PM.
4. Approval of previous board meeting minutes: Doug Moved to approve the January BOD minutes as amended. Michael seconded the motion. All in favor.
5. Pegasus - updates and management report - Sara Catlett: Sara reviewed the delinquencies and owner requests.
6. Architectural review:
 - a. Modification requests or issues, if any: One storm shutter request was approved 28648 #202.
7. Landscaping updates
 - a. Proposals to Review: John W. reported that the boarder of the adjoining property at 28677 is a mess. A quote was received to install seagrapes and extentd 90 ft. \$2297. Michael moved to accept proposal from Estate as presented. Doug seconded the motion. All in favor. The turf damage needs to be addressed post IRMA. 2 quotes were requested of Leo Sod and Estate. The tree replacements are on hold for now.
 - b. Next steps: There have been two bids received from Ryans and Estate to trim the hardwoods. They will be meeting with Ryan tomorrow to clarify his specs. The backs of the buildings will be addressed later in the year as previously reported. The stones around the lanais need to be replenished as well. There are some open spaces that need to be filled in the courtyards.
8. Financials
 1. Treasurers Report: Rick Smith reported on February Financials. To date about \$900/ door has been paid for IRMA expenses. Slight positive cash flow variance. CDs are maturing but will decide on whether or not to reinvest in money markets to keep cash available for upcoming painting project, roofs, etc.
9. Maintenance items
 - a. Maintenance issues - Dave Johnson: The semi- annual inspections have begun again. Few standing problems in the first review. The insulation remediation: 25 of the 56 units have been completed. Thanked the volunteers for their assistance in the project. Woodpeckers and startling are causing issues. Obtaining bids for drip edge on the 19 buildings with open spaces where the starlings are attracted. There are 16 new woodpecker holes and Decorative Stone was scheduled to come out but Pegasus will call them off as we verify pricing and request a price per hole. Mary Lou suggested looking into the permanent fix again.

10. Roof Inspectors: Roof Tile Replacement/ Insurance Adjuster VS. CMR: Michael reported that Nelson Forensics was hired by ACI to inspect the roofs on February 14-16. CMR joined the inspection. Awaiting the report.
11. Attic Fire Walls: There is a fire wall so per fire code they are considered a two-unit dwelling. Michael asked about allowing electric grills. No board support for this discussion.
12. Attic Insulation Progress Report: Covered above.
13. Woodpecker Damage Prevention Measures: Doug asked if the wire should be installed even in advance of the painting. \$275/ building.
14. Window Shutters (existing) (new): Michael asked for if one shutter is missing they should take down the pair. Dave will coordinate with Bear Coast.
15. Lanai Damage: Completed.
16. Hurricane Cleanup: The Banyon tree leaning at 28678 will be cut back. Approximately \$400.
17. Painting Project: Project on hold indefinitely because of the roofs.
18. Owner Vic S. 28600-102 is requesting additional vegetation to help block open view of the unit and exposure to headlights. D. Johnson moved to approve some accommodation with shrubbery. Michael seconded the motion. 2 opposed. 7 in favor. Motion carried.

Next Meeting: March 27 Annual Meeting at RCC

Adjournment: Mary Lou moved to adjourn at 4:15 PM. All in favor.

THIS NOTICE HAS BEEN POSTED PURSUANT TO FL STATUTES CH. 718 AND THE ENCLAVE AT PALMIRA
GOVERNING DOCUMENTS.