

RUBY LAKE HOA

C/O Beacon Community Management

11000 Lemon Lake Blvd.

Ruby Lake, Orlando 32836

Board of Directors Meeting Minutes **September 12th, 2023**

- (1) CALL TO ORDER. Jakob called the meeting to order at 7:00 p.m.
- (2) DETERMINATION OF A QUORUM: Present were Board members- Alan, Alexis, Louis, Brett, and Russ. Also, present were Jakob Howe LCAM representing Beacon Community Management. Jakob announced that a quorum was present.
- (3) CONFIRMATION OF PROPER MEETING NOTICE. Jakob announced that the notice for this meeting was accomplished in accordance with Bylaw and statutory requirements.
- (4) Reports:
 - A. Committee Announcements:
 1. Social Committee
 2. Landscaping committee
 3. ARC Committee
 - B. Manager report- Jakob shared the report of all action items that were taken care of and updates on ongoing actions.
- (5) Continued business:
 - A. Insurance Investigation
 1. Jakob contacted insurance. The pricing is the same. The board mentioned a double charge. Jakob will contact insurance to clear up the double charge.
 2. Looking into the back gate insurance claim and going to get it completed before the end of the year.
 - B. Asphalt Restoration Project pressure washing.
 1. Taking their time to come back out. There is a lot of tracking on the sidewalks and driveways. Asphalt said they will do whatever they can to clear it up.
 2. Pressure washers are slow at progress, but they are \$13,000 compared to last year's cost of \$22,000 so the board isn't too stressed about the slow progress if the work is done right.

C. Envera Front Entrance Enhancement

1. Working on all the technological parts of the enhancement. Beacon is available every Tuesday and Wednesday at noon for getting decals.

D. Replacing broken irrigation boxes

1. The green boxes need to be replaced. They have not been fixed. We know of 21 that need to be replaced so far.

E. Brightview various projects and performance

1. Requested maps and communication on where sod is completed. They were supposed to be at the meeting and did not show. Jakob asked for a 30–60-day plan so see what their plans are for fixing issues. They claim to have 7 workers on property each day. Please report if you see something else. Jakob has a folder for records of issues being reported about the landscaping company.
2. Jakob checked prices for sprinkler heads, and they were charging \$650 a head. Jakob found online that they are only \$140 for a whole box.

F. Lake Maintenance and grass carp

1. There is a quote for \$5,431 that will have carp fish eat pond weed which is cheaper than chemicals. They also must add barriers to storm drains to prevent the fish leaving the pond. Alexis motioned to approve. Russ seconded. All in favor, motion carried.

G. Midtown Masters

1. Jakob reached out to Hilton manager because the manager of Midtown Master was not replying. They master is charging and providing no services. We will investigate the attorney to see if we can get help.

(6) New Business:

A. Suggested Fines for Gate Damage

1. Some suggestions include if Envera must come out. It's a \$450 fine. Will discuss later in detail.

B. Annual Meeting Schedule

1. The board decides when the annual meeting is according to the governing documents. They will decide next month on schedule.

(7) Open Forum- Homeowners had 3 minutes on agenda items.

(8) Call to Adjourn. With no further business to discuss, Alan motioned to adjourn the meeting at 8:18pm. Seconded by Russ. With all in favor, the motion passed.

Respectfully submitted,
Jakob Howe, LCAM