

HOA of Lynn Lake Meeting Minutes

Date: Friday December 15, 2017 7:00pm-8:15pm

Location: Hillsborough County Sheriff's Office District III

7202 Gunn Hwy Tampa FL 33625

Meeting was advertised and posted at Lynn Road entrance billboard sign.

Board members present: Irene Perez-Vice president, Nhan Nguyen-Treasurer, Tina Sage-Secretary,
Murray McGilveary- ENSUVI Property Management Inc.

- I. November minutes were reviewed and approved by board members
- II. Property manager, Murray, briefly discussed the process of the upcoming meetings to review community suggestions and vote to update CCRs.
- III. 2018 Proposed Budget
 - A. Property manager, Murray, along with treasurer, Nhan, reviewed each part of the 2018 proposed budget.
 - B. Debra Westlake noted that the community may be able to obtain grants through the county for the cost of landscaping the common areas. She noted that the grant would need to be applied for, explanation of the purpose, 10-20 community members would need to be present to assist in the project.
 - C. Discussed the use of perennials rather than annuals to save yearly cost of landscaping.
 - D. Discussed the use of communication via email to avoid cost of printing. Kevin Dowden asked about the coupon book for HOA dues. Secretary was asked to upload a pdf of the coupon book for the community website.
 - E. Discussed the possibility of using the lake water via pumps to water landscaping. Murray will be looking into this to see whether this is an option.
 - F. Discussed reserve accounts, which the state requires. Reserve accounts should hold the cost to replace the system or structure. Reserve accounts are needed for the wall and for the irrigation system. The wall reserve is 10 years behind. Need to allocate \$247.00 for the maintenance of the wall. Insurance for the wall does not include wear and tear.
 - G. Discussed the board's responsibility of maintaining the dock. Previous dock has been under water since 2013.
 - H. Debra Westlake suggested at the end of a meeting to provide a summation of the meeting to clarify what has been approved.

Next meeting: Thursday January 11th at 7:00pm.

Signed:

