

APPROVED

QUAILRIDGE II HOA  
BOARD OF DIRECTORS MEETING  
July 20, 2017 - 6:30PM - QUALIRIDGE II CABANA  
MINUTES

\*\*\*\*\*

- I. **CALL TO ORDER 6:50PM**
- II. **ROLL CALL:** Add New Board Member... TABLED  
Present: Joe Krystkowiak-President; Edward Martin-Treasurer; Robert Deuson-Member at Large;  
Cheri Conti from Spectrum; Christy Asher minute taker
- III. **HOMEOWNERS FORUM** – None present
- IV. **APPROVAL OF MINUTES**  
Minutes from previous meeting regular and executive sessions for Board review and approval  
Motion made by Pres. Krystkowiak to approve the minutes as presented; seconded by Treasurer  
Martin...minutes approved
- V. **CALENDAR/RESERVE CALENDAR**  
Calendar reviewed, pool heater to be turned off November 1, 2017
- VI. **RESALE REPORT- NONE**
- VII. **TREASURER'S REPORT**

Treasurer to report the following for month ending February 2017

Beginning Balance Operating	\$84,352.66
Operating Cash Balance	\$87,692.16
Beginning Balance Savings	\$102,039.68
Savings Account Balance	\$103,850.89

Treasurer to report the following for month ending March 2017

Beginning Balance Operating	\$87,692.16
Operating Cash Balance	\$95,618.96
Beginning Balance Savings	\$103,850.89
Savings Account Balance	\$105,662.30

Treasurer to report the following for month ending April 2017

Beginning Balance Operating	\$95,618.96
Operating Cash Balance	\$94,185.34
Beginning Balance Savings	\$105,662.30
Savings Account Balance	\$101,988.52

Treasurer to report the following for month ending May 2017

Beginning Balance Operating	\$94,185.34
Operating Cash Balance	\$91,022.73

00003

Beginning Balance Savings	\$101,988.52
Savings Account Balance	\$101,756.13

Treasurer to report the following for month ending June 2017

Beginning Balance Operating	\$91,022.73
Operating Cash Balance	\$88,722.00

Beginning Balance Savings	\$101,756.13
Savings Account Balance	\$103,607.99

The board has reviewed all bank reconciliations for operating and reserve accounts as provided by **Spectrum Property Services**.

#### VIII. COMMITTEE REPORTS - Limited to 5 minutes each

##### A. ARCHITECTURAL

1. 11802 Alderbrook; front yard landscape has been installed
2. 11929 Honey Brook re; windows and roof underlayment - approved
3. 11985 Honey Brook re: garage door - approved
4. 11802 Alderbrook re; siding - approved
5. 11944 Bubbling Brook - Garage door approved
6. 11983 Bubbling Brook- paint-approved

##### B. LANDSCAPE

1. Proposal Brightview re; tree replacement at 11908 Berrybrook - completed
2. Proposal for tree trimming and removals - approved, completed
3. Proposals for adding a drain at 11938 Berrybrook - denied by board
4. Proposal from Brightview re; hedges - declined by board
5. Proposal from Brightview re; irrigation line repair -approved & completed
6. Proposal from Brightview re; tree planted - approved and complete
7. Proposal from Brightview re; R&R old hedges & replace with color – Board to look at old hedges and report back findings; color replacement by pool—denied.
8. Proposal from Brightview re; tree removal—Board approved removal of 3 birch trees that have died... 11794 Alderbrook, 11951 Honey Brook, 11986 Honey Brook and trim and remove dead fronds & fruit pods from Queen Palm at 11908 Berry Brook by the pool area.

##### C. POOL/SPA

1. Email from pool vendor - spa filter needs to be replaced - approved & complete
2. Proposal from CYC Construction re; pool deck replacement, and resurfacing of pool-- bids from Aqua Creations. Board reviewed and requested additional bids to review for work to be done after the pool season.

##### D. CORRESPONDENCE

1. From 11800 Alderbrook re; parking - City has removed the signs per our request

#### IX. MANAGER'S REPORT

##### A. Repair & Maintenance Log

1. R&S proposal for 140 new light bulbs for address signs (**on hold**)
2. Copy of email to Crowder Backflow requesting they test the backflows - complete – noted that a replacement of one of the backflows will be needed soon; have requested cost from vendor.

**X. VIOLATION LOG**

1. 11848 Alderbrook re; commercial truck parking – upheld
2. 11944 Bubbling Brook re; damage to turf in front yard -- upheld
3. 11950 Bubbling Brook re; damage to turf in front yard -- upheld
4. 12005 Bubbling Brook re; smoke -- upheld

**XI. OLD BUSINESS**

- A. Insurance renewal 5/5/17 RENEWED PER BOARD
- B. Annual meeting scheduled for May 18, 2017; ballots sent out on April 18, 2017  
Quorum not reached.

**XII. NEW BUSINESS**

- A. Notice to homeowners encouraging them to repaint where needed was sent on 5/13/17

**XIII. NEXT MEETING**

The next meeting of the board of Directors is scheduled to be held on August 17, 2017 at 6:30 PM at the Quailridge Cabana.

Beginning in September meetings will be held on the fourth Wednesday of each month (September 27, 2017)

**XIV. ADJOURNMENT 7:45pm**