



**BOARD OF DIRECTORS MEETING**  
**Tuesday, November 21, 2023**  
**VIA ZOOM**

**CALL TO ORDER**

President and Chair Chris Salamone called the meeting to order at 3:05 P.M. Those Board Members present to constitute a quorum were Chris Salamone, Steve Alport, Dianne Letzelter, Cynthia Brown & Don Uselman. Representing Tallfield Management were Lissette Varela, CAM, CMCA. There were approximately fourteen (14) members present.

**MINUTES**

Dianne Letzelter made a motion to approve the minutes of the October 10, 2023 board meeting. Cynthia Brown seconded the motion. (Yes – 5, No – 0) MOTION PASSED.

**TREASURER'S REPORT**

Dianne Letzelter reported on the most current financial statement.

**MANAGER'S REPORT**

Lissette Varela provided management report.

Stephen Alport made a motion to approve the community pressure washing proposal from Palm Beach Pressure Cleaning, in the amount of \$10,400.00. The motion was seconded by Dianne Letzelter.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Stephen Alport made a motion to approve the pool heater chiller proposal from Pool Pro in the amount of \$14,514. The motion was seconded by Don Uselman.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

**ALC COMMITTEE**

Don Uselman made a motion to approve the ALC modification application for unit 1324 for gutters. The motion was seconded by Steve Alport.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Don Uselman made a motion to approve the ALC modification application for unit 1509 for spa with the stipulations below:

1. *A border hedge (minimum of 2- 2 1/2 ft) be planted in front of spa inside owner's fence.*
2. *Pool equipment needs to have landscape on neighbor's side and in front on facing lake (Screening pool equipment).*
3. *Downspouts are to be buried and a pop up valve placed in sod area.*
4. *Gutters in front need to be on inside wall near the front entrance door*

The motion was seconded by Steve Alport.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Don Uselman made a motion to approve the ALC modification application for unit 826 for landscape with stipulations. The motion was seconded by Steve Alport.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Steve Alport made a motion to approve the ALC modification application changes for unit 830 for landscape border wall. The motion was seconded by Don Uselman.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Dianne Letzelter made a motion to approve the ALC modification application for unit 1468 for landscape. The motion was seconded by Don Uselman.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Steve Alport made a motion to approve the ALC modification application for unit 821 for A/C. The motion was seconded by Don Uselman.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Steve Alport made a motion to approve the ALC modification application for unit 1337 for A/C. The motion was seconded by Don Uselman.

VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Chris Salamone made a motion to do as ALC committee recommends an in regards to pending issues with modification done at 1401, which is to adjust work to stipulations with the exception of the potted plant.

1. Stipulations were they were not to exceed paver footprint.
  - a. They increased pavers.
2. They were allowed to remove croton in the front of patio but were to replace with landscape.
  - b. They removed croton added pavers but added no landscape.
3. They were to plant a 2 21/2 ft border hedge in front of spa and in front of their fence.
  - c. They planted on outside of fence not inside.
4. They were to screen their new pool equipment.
  - d. They did not screen pool equipment.
5. They were to ensure camera light was not offensive to neighbors.

The motion was seconded Dianne Letzelter.

VOTE: Yes – 3, No – 2 (Cynthia Brown & Steve Alport), MOTION PASSED.

Stephen Alport made a motion to approve proposal from Xtreme in the amount of \$4,033.50. The motion was seconded by Don Uselman. VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

Don Uselman made a motion to approve proposal from Xtreme to relocate boulders in the amount of \$300.00. The motion was seconded by Chris Salamone. VOTE: Yes – 5, No - 0; All in favor, MOTION PASSED.

### **COMMUNICATIONS**

Committee Chair Bob Smith provided communication committee update. He touched upon the pool cabinets and online documents.

### **SECURITY**

Bob Smith provided community security update. He touched upon Holiday appreciation fund.

### **HOLIDAY DECORATION COMMITTEE**

Bob Smith provided holiday decoration committee update. He touched upon installation dates.

### **HOMEOWNER FORUM**

Homeowners provided input.

### **NEXT MEETING:**

The next Board meeting will be held on Thursday, December 21 at 5:00 pm.

### **ADJOURNMENT**

**There being no further business to discuss, Dianne Letzelter motioned to adjourn the meeting at 5:14 p.m. The motion was seconded by Steve Alport. All were in favor.**

Respectfully submitted by,

**Lissette Varela**

Lissette Varela, CMCA, LCAM