

Grassy Pointe Board of Directors Meeting Minutes

Date Sept 16, 2021

Quorum/Call to Order: Gunner Bakke called the meeting to order at 7:05 pm at the office of ProActive Property Management.

Proof of Notice: Meeting was duly noticed.

Roll Call: Board members in attendance Martha Stanley, Secretary/Treasurer, Melissa Kruse, Vice President (by phone), Gunner Bakke, President and Michele Cyr from Proactive Property Management

Approval of Minutes: M. Stanley made a motion to accept the meeting minutes from July 15, 2021. G. Bakke seconded and motion passed.

Treasurer's Report: M. Stanley noted that coming into the end of the year, the association's reserve is very healthy. M Stanley made a motion to remove the line item on the balance sheet - \$20,000 due to Reserve based on prior year unexpected use of reserve funds and leave it in operating. G. Bakke seconded the motion, all approved, and motion passed. G. Bakke suggested the Board investigate putting reserve funds into a certificate of deposit that would yield a better interest rate.

Manager's Report:

- a. One owner has been sent to the attorney for collections; five other delinquent owners were sent a 30-day notice from the association's attorney. If no response is received by the attorney, these owners will move to the collections process.
- b. The last property inspection took place August 26, 2021. Twelve standard letters were sent. One final notice of violation was mailed with a 14-day notice to comply.
- c. If there is no compliance from the final violation notice sent within the stated timeframe. M. Cyr will contact and coordinate with the fine committee.

Old/Unfinished Business:

- a. Pavilion- The Board is working on quotes and a budget for the pavilion installation. The Board will revisit this topic at the next meeting.
- b. Entrance grass- M. Stanley asked that M Cyr coordinate with the landscaper to plant some colorful plantings that more coordinate with the height of the plantings behind them in this next quarter of contracted installations.
- c. Entrance Sign (community bulletin board) – the Board looked at several options for replacing the community bulletin board on Grassy Pointe Boulevard. M. Kruse will check the costs on the proposed options, including shipping. G Bakke made a motion to budget no more than \$2500 for the replacement and installation. M. Kruse seconded and all approved.

New Business:

- a. M. Cyr informed the Board that the drainage project by Pinellas County Public Works on Klosterman that intersects Grassy Pointe Blvd is slated to be completed this week. A representative for the county has stated they will replace the grass and repair any irrigation that is damaged during this project.

b. 2022 Budget- The Board reviewed the budget for the next year; working to keep the assessments at the same rate as last year. M. Cyr will prepare the Annual meeting mailing and include the proposed 2022 budget.

Owner Comments: No owners present at this meeting.

ProActive Action Items:

M Cyr will investigate CD options for the reserve funds, discuss plantings with landscaper, contact the city again regarding the overgrown lot on Hillcrest and Terrace Rd, and prepare the annual meeting packet.

Next meeting(s): Annual Meeting, November 4, 2021

Adjournment: G Bakke made a motion to adjourn at 8:15 pm. M. Stanley seconded and meeting adjourned.

Grassy Pointe
Homeowner's Association, Inc.

Approved By: Grassy Pointe Board of Directors

Date: 1/13/2022

TO BE APPROVED at next BOD Meeting