

Grassy Pointe Board of Directors Meeting Minutes

Meeting Date: September 8, 2022

Meeting Time: 7:00 PM

Meeting Location: ProActive Property Management
36523 US Hwy 19 N
Palm Harbor, FL 34684

Meeting ID: 898 6908 6997 | **Passcode:** 116914 | **Call In Number:** +1 646 931 3860

Agenda:

1. Call Meeting to Order at 7:10 PM by Gunner
2. Roll Call
3. Confirmation of Quorum – Quorum established
4. Approval of Unapproved Meeting Minutes – approved by Martha – 2nd by Gunner
5. Treasurer's Report – We are coming in under budget on a lot of items. Financially in very good shape. About \$13,000 due from owners. (Melissa)

Unfinished Business:

1. **Pergola Update** – Bruno says they are in communication with Tarpon Springs building department. They are supposed to work it out on 9/9/22, work is supposed to start on the 9/19/22. (Patrick) We can help and contact who can help out with the project. (Gunner)
2. **Reserve Study** – Presented the FPAT study – This is to assess the property to see what is needed for insurance – We should move forward with this (Melissa)
3. **Motion to approve the FPAT study** – Melissa 1st, Gunner 2nd, All in favor
4. **Upgraded Stop Sign Cost** - Quotes for the stop signs are 4K
5. **Smith Landscaping** will adjust their mowing height
6. **ProActive** took care of the three properties that were going to pre-suit mediation.

New Business:

1. **Ability to do online payments**, \$1 per unit, \$160 per year for the HOA. We can send out assessment coupons and a sheet explaining they can do online payments now, or ACH.
2. **Motion to do the online payments for the community** – Melissa 1st, Martha 2nd
3. **2023 Budget Review** – 4% increase of the HOA assessments
4. **Remove the extra income based on assessment fees and violation fine income.** All in favor
5. **Motion to raise the HOA dues to \$525** – Melissa 1st, Gunner 2nd
6. **Vote on 2023 Budget** – Gunner 1st, Melissa 2nd, All in favor
7. **NE Common Area at Longview/Liam** – In 2023 explore possibility of upgrading NE Common Area at Longview/Liam area, possibly plant bushes and flowers. Irrigation should go in before any planting.

8. **PR Events** - We need more money for PR for the events that we hold.
9. **ProActive Action Items** – Review of what was discussed tonight.
10. **Schedule Annual Meeting** – Thursday, November 10th at 7:00 PM
11. **Adjournment – 8:29pm** – Gunner 1st, Melissa 2nd