



**GRASSY POINTE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**July 20, 2023**

BOARD OF DIRECTORS ZOOM MEETING was called to order at 7:01 PM by Gunner Bakke.

The following Directors were in attendance: President Gunner Bakke, Vice President/Treasurer Melissa Kruse, and Secretary Martha Stanley.

Also in attendance: Patrick Kochenour (ProActive), Krystian Andreleczyk (ProActive), and 8 other Grassy Pointe homeowners.

QUORUM VERIFIED: 3 of 3 Directors were present for the meeting, thus satisfying the quorum requirement.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES: April 13, 2023 Board of Directors meeting minutes were presented.

***Martha Stanley put forth a motion to approve the minutes as provided. The motion was seconded by Gunner Bakke and approved unanimously.***

TREASURER'S REPORT: The balances for the Association's bank asset accounts as of June 30, 2023 are as follows: \$90,103.49 for the operating account and \$23,708.53 for the reserve account, totaling \$113,812.02.

UNFINISHED BUSINESS:

1) Three Cypress Trees - Krystian Andreleczyk to get quotes to remove the three Cypress trees on the corner of Liam Ave. and Longview Lane.

NEW BUSINESS:

1) Planting an Oak Tree(s) in the New Common Area – the Board of Directors is considering planting an oak tree(s) in the middle of the new common area on the corner of Liam and Longview.

2) Reserve Study – see if it is possible to allocate more funds into the reserve account without increasing the assessments by much. Revisit this item during the Budget Meeting in September.

3) Liam Pond – see what can be done to keep the trash away from the pond, especially during heavy storms. Mike Barr cleans up all the trash that flows into the pond after every rainstorm – dog waste bags, newspapers, etc. See if Solitude Lake has any ideas to address this without having to install a drain screen. Algae overgrowth is another issue with the pond, especially in the dry season when the pond water levels are low. Would clearing the vegetation/overgrowth on the pond outskirts for the technicians to have more access to the pond be able to address this issue? The Board of Directors suggested waiting until after the SWFMD's next inspection to address any issues pertaining to the pond and the next inspection is set for January. Mike Barr also recommended creating a walking path from the pump station, through the woods, and to the pond.

4) Entrance Melaleuca Mulch Proposal – the Grassy Pointe Board of Directors unanimously decided to move forward with the melaleuca mulch proposal from Smith Landscape Services, Inc. to mulch the front entrance way to Grassy Pointe.

***Martha Stanley put forth a motion to approve the Smith Landscape Services, Inc. mulch proposal. The motion was seconded by Melissa Kruse and approved unanimously.***

5) New Front-Entrance Plants/Seasonals – the Board of Directors decided to leave the plant talk until the landscaping contract situation is resolved. Smith Landscape Services, Inc. is looking for a new contract at the price of 64% year-to-year increase, excluding trash can maintenance. A Smith Landscape Services representative stated that the company is no longer willing to service the common area trash cans. See if it will be worth it to stay with Smith Landscape Services, Inc. or look for other vendors.

6) Open Board seat to replace Gunner Bakke on the Board of Directors – remind homeowners regarding the empty Board seat in the Annual Meeting notices.

7) New Trash Can at the cul-de-sac on Briland – the Board of Directors decided not to purchase/place a trash can by the cul-de-sac on Briland Street.

8) Monthly Inspections – see if we can set up dates for inspections to put on the website.

9) Dog Poop Stations – quotes from Poop 911 and Affordable Work Orders were presented - the average monthly cost to service trash can stations is about \$250.

10) Landscaping Quotes – Krystian Andrelczyk to get quotes from new landscaping companies that would include trash can maintenance around the Grassy Pointe common areas. See where the quotes compare with Smith Landscape Services, Inc.'s proposed contract.

OWNERS' COMMENTS:

- 1) A resident raised a question regarding an increase in leaf activity if an oak tree(s) were to be planted in the new common area by Liam Ave. and Longview Lane.
- 2) See if it would be possible to put fountains in the ponds somewhere down the road.
- 3) Compliments to John on the great Independence Day entrance decorations.
- 4) See if the Association is interested in looking into leasing/renting restrictions.

NEXT MEETING: To Be Announced

***Gunner Bakke put forth a motion to adjourn the Board of Directors meeting at 8:14 PM. The motion was seconded by Melissa Kruse and approved unanimously. The meeting was adjourned.***

Meeting Minutes Approved by: Martha Stanley Date: 10-5-23  
Title: Secretary