

AGENDA

Masters at Deacons Walk Board of Directors Meeting

April 14th 2021

6:30 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/>.

Meeting ID: 854 3225 4728

Passcode 118445

Or Call in to +1-312-626-6799 Meeting ID: 854 3225 4728

Call to Order, Greg Gurewitz.....6:34pm

Homeowner: Greg Gurewitz, Bob Cavello, Tonya Krause Cuneo, Tom Johnson, Richard Blair, Mike Chmieleski, Jo MacGibbon, Brian Haywood, Fred Kunze

Homeowner Input..... 6:30-6:45

- Tom Johnson- Over the years, there has been a lot of turnover in residents and Norm Cook's honorary gavel was passed on to Greg G. who will then continue to pass on to following HOA presidents

Board Approvals..... 6:45-7:45

Agenda: February 17, 2021

Treasurer's Report, Bob Cavello..... 6:45-6:55

Treasurer's Report, Bob Cavello:

Checking: \$40,699.09 balance as of March 31, 2020

- Checking Account has an operating surplus of \$3,616 for March, and a \$12,945 surplus YTD.

Reserve: \$118,541.91 as of August 31, 2020

Treasurer Notes:

- There are no noteworthy ARs this month.
- We paid \$2,500 to Timberline Lawn Care and \$1,396 to Country Mutual Insurance Company in March.
- Feb 13, 2021 Omega transferred \$22,316.82 from our reserve account to our checking account without notifying or receiving approval from the board.
- Our final balance sheet from Omega for month ending March 31, 2021 is showing a new operating asset of \$20,000 under "New Bank Account". This asset will be offset with a \$20,000 liability in April and is used as a transition fund until all accounts are transferred from Omega to RowCal in April.1
- RowCal is working with Omega on completing the transfer of our funds from Pacific Premier Bank to Center State Bank in Florida. It is standard practice for this transfer of funds to occur at the end of the first transition month.
- RowCal has confirmed that they will not transfer funds between any of our accounts without board approval.
- RowCal's accounting team will reconcile all accounts using our March financials from Omega to determine the accuracy of our initial balances with them.
- RowCal's invoice approval process is handled through the Board Overview tab of the website. I will be going through training next Thursday and Friday and will be set up to receive email notifications of invoices ready for approval.

Secretary Report, Tonya Krause Cuneo reviewed 2/17/2021 meeting minutes- Approved.....6:55-7:05

Unfinished Business / New Business

a. Garage doors

- "Walk Around"- 4 garages need replacement and 2 weather strip replacement

b. Lights on garage/front doors

- Handyman charge Garage/entry lights change out- \$15 per house for labor (lights not included)

c. 2021 Annual Planning Calendar

- Set up dates for "Walk Around" to stay compliant with State regulations (3 time/year)
- Email will be sent to homeowners prior to date

d. Winter Grounds Contract Specification & Performance Review

- 3 year contract and has done a great job with winter and spring cleanup. Very receptive to feedback and economical contract costs

e. Management Change

- Omega changed to RowCal management effective 4/1/2021
- Cost saving with goal to keep association fees down and possibly to lower monthly dues
- Allows homeowners to be more autonomous with neighborhood

f. Handyman

- Proposed to have handyman for homeowner work needing to be done
- Garage/entry lights changed- \$15 per house/labor
- Craig Dewitt, Retired Construction (licensed, bonded, insured) – Good references. Offer 1-2 projects to test work quality
- Homeowners could ask for side projects for hire

g. Tree removal and Ash tree saved

- Linden and Ash trees- 7 trees identified with raised roots and worked with YTS contact of Ash tree

treatment for the trees that are not removed

- Notify homeowners of the proposed trees for removal
- Need Bid by May to get job completed, so ready before golf tournament

h. Pond Chemicals

- Mike C., Representative for Pond project. "Pond amigos". Second treatment to pond this past Monday (west side of pond), in additional product treatment for east side of pond to address algae.
- Greg G. to sent log of pond work done to put on the website for Gary to post update status of pond treatments
- Thank you for all the work being done for pond experimentation and treatment

i. Walk Around Inspection Form

- Will be updated and used as standard form for "Walk Around". See below

j. Website- Fred

- Updated website; removing Omega and replaced with RowCal. GoDaddy is the domain attached to Nicole D. from Omega which needs to be changed to RowCal
- Could not change "Walk Around" (spring, summer, fall required) form from Omega. Does RowCal have similar form to attach with Website. Greg unsure if RowCal has similar form. We hired RowCal for financial purpose only. Get owner feedback of form and plan to email to homeowners.
- Update for website of MADWA Site only
- Deacon's Walk Website contact information- Jo sent Customer Service contact information to Fred to place into the MADWA website

k. Reimbursement to homeowner for irrigation fee

- Greg will follow up with homeowner

l. Cement work- Bob C.

- Contractor will be relooking at project as weather permitting.

Next Meeting Date: Sunday, May 23, 2021 at 630pm. BBQ at Greg's place.

Meeting Adjournment..... 7:37pm