

Grandview Landings
Board of Directors & Homeowners Meeting
January 28, 2023

Meeting was called to order at 9:06am by Doug Lindsay, Board members in attendance were Doug Lindsay, Robin Thorpe, Kathy Ramlogan, Bob Crowley and Rod Smith.

Welcome and Introductions

Doug Lindsay welcomed all in attendance and thanked the Thorpe's for the use of their back yard for the meeting.

Board of Directors

President – Doug Lindsay
Vice President – Robin Thorpe
Secretary - Kathy Ramlogan
Treasurer - Bob Crowley
At Large Member – Rod Smith

Committee Chairs:

Landscaping and Grounds: Gio Vescera
Gates and Walls: Chuck Thorpe, Doug Lindsay and Tom Simon
Website: Tom Simon

Meeting Minutes

The July 23, 2022 Meeting Minutes were not read line by line but summaries were provided (all Meeting Minutes are on GLVHOA website). A motion was made to approve the minutes from the last meeting. MOTION APPROVED.

Meeting information was mailed to all home owners in dues renewal letters and posted at mailbox on January 11, 2023.

2022 Financial Review and 2023 Budget was presented by Bob Crowley. Copies of the report were distributed to all in attendance. (note: this report can be reviewed online. Please make request ONLINE and a password will be sent to you). The report shows annual income and expense from 2018 to 2022 for comparative purposes.

The GVLHOA 2022 Income was slightly more than budgeted with the difference a result of dues late fees, Estoppel fees, and gate remotes, and gate key sales. For 2022 expenses, we had a couple of line items that were over budgeted amounts including the dead palm tree removal, a replacement tree and additional watering needed for new landscaping. \$6,000 was transferred to the Gate and Road fund. HOA financial

records are available for review to any homeowner. Please make an appointment with Bob Crowley.

As of this January 28 meeting, we have collected dues from 67 of the 77 property owners. A mailing will be sent to those who are late in payments with a \$25 additional administrative fee due to extra mailing costs and additional volunteer time.

Savings account (Road/Gate Fund)

Because we are a gated community, homeowners are responsible for all Gate, Roads and Storm drain repairs within Grandview Landings. Our goal is to take care of our community while saving money for future major repairs. We resurfaced roads in the summer of 2016 at a cost of \$82,000. We are looking at a significantly larger cost to have the roads replaced in the next 5-10 years (resurfacing can only be done once to a road). When roads need to be replaced inside GVL, they will have to take old roads out completely and have all new asphalt installed. This will be a significant cost to the HOA and it is hoped to minimize the assessment as a result of building this fund.

Website and Front Gate Access

Huge thanks to Tom Simon for updating the GVLHOA website. Please take a moment to visit our updated website at www.grandviewlandings.com. All of our community information has been updated and uploaded here. If you are new to GVL, please check out the Frequently Asked tab. There is a lot of great information on there, suggested by members at the last meeting. If we are missing something, please let us know!

Everyone should have received their new Gate Code in their annual dues invoice. Just like your old code the # button must be put in front of the new code to work. If you have not registered online with the Gate Keeper, please do so online. We are trying to update the directory of current homeowners. Please check out the "Gate and Remotes" tab for instructions and information. We will not be restoring old gate code numbers. HOA members asked the Board at the July HOA meeting to have the gate code numbers changed and updated system updated for security in our community. The request was voted upon and approved by all members that attended the meeting.

Deed Restrictions and Violations

Just a reminder that Boats, RVs and Trailers can not be parked in GVL for more than 7 consecutive days. No overnight parking on the street is permitted. No parking on grass or vacant lots; all vehicles must be parked on the driveway. Every time we send Non-compliance letters, it is an expense to the HOA. Please be mindful (Declaration of Covenants, Restrictions, Limitations and Conditions and be found online).

Open items for 2023

The GVLHOA was emailed by a homeowner about a Storm drain issue around the retention pond. The ground is being washed away and there are holes around the storm drain at the corner of Viewpoint Landings Road by pond. The Board has made calls and are looking into getting this repaired.

Members open discussion

Members asked that we do something about lighting up front, it is too dark. The front gate area looked wonderful during the holidays thanks to Karen and Gary Ballard. They store, set up and take down holiday lights every year for us. It was suggested that new spotlights/lighting be added. Geo will work on some quotes and ideas for lighting. For a temporary fix we will put some of the holiday spot lights back out.

The center island plants were damaged by the freeze. Geo suggested waiting until the end of March to replace anything that doesn't come back. It was suggested that the annuals be changed out on a more regular basis, similar to Bloomfield.

A proposal for a community library book stand was discussed. They are very common and are in neighborhoods around us. It is a way to encourage young readers and to share books in the community. Members agreed it would be a nice addition to the neighborhood. The community library will be installed by the mailboxes for everyone to use. Kate Vescera will send the Board information on purchase. The Board asked that volunteers be in charge of cleaning and maintenance of the book stand. Kate Vescera, Kathy Carroll and Kathy Ramlogan agreed to do this.

Motion to Adjourn. MOTION APPROVED AT 10:24 AM