

Board of Directors Meeting Coach Homes V

A meeting of the Board of Directors for Coach Homes V at River Strand will be held on
November 4, 2024, at 6:00 p.m.,
in person at the River Strand Golf & Country Clubhouse

MINUTES

1. Call to Order: The meeting was called to order at 6:02pm.
2. Proof of Notice: Proof of notice was posted in accordance with FL ST and the governing documents.
3. Determination of a quorum: A quorum was established with the following board members present; Ralph Simmons and Bill Moritz.
4. Approval of previous minutes – 8/26/2024: **MOTION** made by Bill, seconded by Ralph to approve as presented. MOTION passed unanimously.
5. New Business
 - Bill reported from September 30, 2024, financial statements. Net income is \$8k. The insurance premium was renewed \$12k over the approved budget. The 2025 proposed budget was reviewed. **MOTION** made by Bill, seconded by Ralph to adopt the 2025 Budget as presented, with the quarterly fee at \$1,300. MOTION passed unanimously.
6. Owner Comments or Questions
 1. Bill confirmed the overage for 2024 is due to insurance premium.
 2. Larry commented on the 2024 vs. 2025 insurance figures.
 3. Sandra commented on red mulch removal and missed areas.
 4. Work order (6929 #104): Leaking window. Ralph will follow up.
 5. Ralph commented on bedroom floor leak (source was a vent / wasp nest). It was not a foundation leak. This was resolved.
 6. An owner commented on low water pressure. It may be a backflow adjustment.
 7. 6924 #102 tree on side on unit near kitchen window needs to be trimmed.
 8. 6924 #102 plants in the breezeway need to be replaced by GTC.
 9. 6908 #103 commented on landscaping.
 10. An owner commented on the rain and the need for gutters. Gutter (downspout) projects will be Board reviewed in 2025.
 11. There are seven pending trees to be re-staked.
 12. Pavers vs. plants was suggested for the breezeways and driveways.
7. Next meeting date: TBD
8. Adjournment: With no further business to discuss the meeting adjourned at 6:50pm.

Respectfully submitted on behalf of your Board of Directors