

January 24, 2024

Cedarfield II HOA Annual Meeting

Lake Forest Church

Called to Order: 6:08

Welcome and Introductions

2023 Highlights

- HOA Board 2023
 - President: Bob Creighton
 - Vice President: John Carothers
 - Secretary: Catherine Smith
 - Member-at-large: Jason Bacon
 - Treasurer: Vacant [Perry Britain until July 2023]
- **Paige Johnson** is the new Community Manager with new management company, CSI Communities!
 - pjohnson@sentrymgt.com
 - 704-892-1660
- Board Member Candidates- need to fill 2 positions for 2024 – one is for a new 3-year term and the other is the final 2-years of another term.
- 2023 Accomplishments:
 - Recruited volunteers for pool, landscape, social, and rental committees.
 - Created and implemented rental oversight on the committee.
 - Sold pool memberships.
 - Completed reserve study for pool area and other assets.
 - Implemented landscape plans for monument corners.
 - Continued action on violations
 - Issued revised ARC Guidelines
- 2023 Bank Balances: ~\$164,255 total cash at the end of December 2023.

2024 Budget

- Pool is the largest expense for the neighborhood (~\$85K)
- Landscaping (~\$55K)
- Admin costs (management firm, insurance, and legal fees) (~\$50K)
- Utilities (~\$25K)

2024 Plans & Highlights

- New Management Company – CSI Communities.
- Landscaping remains with Superior Landscape Services, Inc.
- Pool contract remains with Swim Club Management.
- Lawsuit with prior landscape has been settled.
- Resume attention on violations.
- Increase / improve communication and engagement with neighbors.

Committees

- Pool Committee
 - Pool Good pool season in 2023, despite challenges with guards and weather. Swim Club Management opens the pool for the season, operates and staffs it, and shuts it down in the fall.
 - Thanks to Naomi Bourque for her service!
 - Welcome to the new pool committee!
 - Pool Operations 2024:
 - Days/hours of operations—currently scheduled to be same as last year, but pool committee is hoping to expand hours/days that pool is open.
 - Committee will schedule a **Spring Cleaning Day**! Please volunteer to help with clean the buildings, bathrooms, and pool area.
 - Improvements for season: Shade for the baby pool, chairs and loungers being re-strapped, and new umbrellas.
- Landscape Committee
 - Welcome to new committee members – Diane Giesecking and Will Clarke!
 - April – upgraded plantings at 8 corners.
 - November – removed 6 Leland Cypressess at McIlwaine & Stratton Farm.
 - December – planted winter flowers and installed pine needles.
 - Next project – plant bushes at McIlwaine and Stratton Farm to replace Leland Cypressess.
- Rental Committee – Chairperson is Leslie Kepler.
 - Other members here tonight: Eve Smith, Kevin Chelko, and Richard Jackson.
 - Max of 15% homes as rentals = 67 homes. Current estimate is 38 rentals.
 - New buyers must live in home for 12 months before converting to a rental.
 - 2023: No new sales to investors. One rental home converted to owner-occupied.
 - Committee activities: Sent letters to rental owners, rental section on website, locations for rental restriction signs identified, hearings for non-compliance and fines levied, lease calendar tracking system explored.
- Social Committee
 - Events for Spring, end of school, July 4th, Fall, and Winter Holidays.
 - Thanks to Kara Dame for coordinating the social events!
- Architectural Control Requests:
 - You must request approval for things that affect the exterior appearance of the house and property!
 - Use CSI AppFolio system to enter requests.
- Welcome Committee

Reserve Study

- How are reserves funded?
 - Starting with \$77K in reserves as of today's date.
 - We are increasing annual funding to our reserves from \$40K to \$45K per year.
 - We are planning to transfer some funds from our operating account into our reserves as seed money for important projects.

- Place the reserves into an interest-earning account.
- Estimated expenses: If all of anticipated projects were completed, it would cost \$319K. We expect and anticipate that these projects will be spread out over several years.
- Pool Maintenance Reserves: for pool lining and edges, pool cover replacement, pool deck resurface, ADA lift into pool, roofs of the cabana and pool house.
- Future Maintenance anticipated: parking lot resurface, playground mulch, playground equipment, landscape improvements (i.e. huge holly bushes/trees must be lopped down by an arborist, not by our landscaping maintenance company).

New Business

- Assessment issues – complaints about the fees charged for using any of the electronic payment methods via the CSI app. It was noted that there is no fee if money is sent via a personal or bank check to the Orlando PO Box.
- Landscaping – concern about how to have leaves picked up in the fall near the sidewalks. In response it was noted that we can ask Superior Landscaping for a price for them to cover some additional areas. Another method is to go to the homeowners where the leaves accumulate on the street to have them clean up the leaves.
- Verizon has approached C2 regarding installation of cellular equipment on the Duke power line tower closest to the pool parking lot. They want an easement to cross our property and have offered a lump sum payment of \$20,000 and annual payments of \$5,000. Feedback about this was solicited. Some people seem adamantly opposed to this. Others are receptive. Based on the discussion Bob will communicate with Verizon about our concerns about giving them access across this section of the property, the appearance of the gravel “road” to the tower, the effect on erosion from the parking lot, and the value offered. Any easement will need to be approved by a vote of homeowners and receive approval by 75%.
- Another item submitted to the group for discussion and feedback was cutting back the plant growth in the drainage swale below the pool area. Years ago this area had been kept cut to less than 12” height. The prior landscaping company did not maintain the area and it now has plants that are 4 to 6 feet in height which makes the area somewhat hazardous or risky for a child to try to retrieve a lost ball or to sled into the area. Our current landscaper has provided a quote of \$2,500 to clean up the area. No quote has yet been obtained to maintain the area. The general consensus was to clean it up and keep it maintained.

HOA Board Member Elect:

- Richard Jackson: resident for 30 years in Cedarfield on Tatebrook Lane, was in the financial industry in banking/technology but is now retired, currently serves on the rental committee and would like to increase his participation by joining the HOA Board.
- Elected by unanimous decision.

**We have one (1) vacant HOA Board Member position. Please reach out to Bob Creighton at president@cedarfieldii.com to volunteer as an appointed member.