

TERRA CEIA MANOR HOMEOWNER'S ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
March 20th, 2023

The meeting was called to order by President Dan Freeman at 9:00 a.m.

Pledge: Was led by Kathy Furnace.

Prayer: Was given by Paula Lockenwitz.

Roll Call: Board members present were: Dan Freeman, Jim Munroe, Bill Drayton, Margie Hoshstetler, Joe Timms, Dan Fuestings and Dave Vandenberg. Tom McCoy was absent. Residents present were 49.

Minutes: Were read by Kathy Furnace. Motion was made by Jim Munroe to accept the minutes as read. Second by Joe Timms. Motion carried.

PRESIDENT'S REPORT: The concrete that was poured at Unit #151 was not approved. A meeting was held to discuss what action would be taken. The Code Enforcement Officer was called to attend. This situation has been tabled until we get answers from the County. They had no detailed answers for us at the time of the meeting. It is the home owner's responsibility to inquire about getting a permit before doing any projects and to get approval from the board. For inquiries about permits and codes, you can visit the website at: municode.com. Or dial 311 for Building Permits. The rules that were planned on being amended will not be happening. The cost of doing this is over \$15,000. The compliance committee and paint committee will need to approve any color changes to the outside of your unit.

Maintenance Report: The pool was shut down by Manatee County. The problem was rectified. Fence washing on fourth street will take place at the end of the week. Jim Munroe said he would try the solution that the Foiles used and if it works TCM will purchase more. Otherwise, the fence will be power washed. We have received four bids on the repair/replacement of the clubhouse roof. Ranging from \$51,000 to replace the roof down to \$1,420.00 to repair it. The deductible is \$38,000. The cost to insure the park is \$18,000. Shingles were lost during the hurricane.

Financial Report: The credit card that Margie applied for will have a limit of \$1,000.00. The full financial report is available in the office for your viewing.

Office Report: Flushing of items other than toilet paper is not permitted. It causes problems with the lift station. One street light has been repaired. There are still 3 not working. The repair man only had one ticket to do the repair and needed four. Not sure why he didn't have the other tickets and Rhonda will call FP&L. Linda Riegle has volunteered to do the weeding during the summer months. All residents must have full coverage including hurricane coverage on their home. The annual meeting will be held on March 23rd at 7pm. All board members are required to attend the conference on March 23rd to be certified.

The next workshop meeting will be held on April 12th, 2023. The next board meeting will be on April 17th, 2023. This will be the last workshop and meeting until October.

Adjournment: Motion to adjourn the meeting was made by Margie Hochstetler. Second by Joe Timms. Motion carried. Meeting adjourned at 9:20 am.

Respectfully submitted:

Kathy Furnace
Secretary