**Stella Maris Master HOA Board Meeting**

**Oct 05, 2021 Time: 9:00**

**POI Hotel (conference room)**

**Agenda Items**

**Call to Order / Establish Quorum – Sam L.**

**Audience Comments on agenda items**

**Approval of current agenda**

**Introduce of Property Management**

**Approve Minutes of Sep 7th BOD Meeting**

**Financial Report - Floyd**

* Additional Financial updates:
  + **Floyd G:** Report on whether notices have been sent for any aging accounts
  + **Floyd G:** Report on findings / plan for any disparity between boat dock payments and cost
  + **Floyd G:** Report on Sod payment at owner site - not owner specific responsibility

**Committee Reports:**

* Buildings and Grounds Committee Update – **Theo** 
  + Community BOD Walk Around completed 8/31 with groundskeeper.
  + Roof-A-Cide spray treatment completed Sep 17th
  + Update on fertilizer schedule
* Seawall Committee Update – **Bob**
* Welcome Committee Update (reconvening in the fall) - **Sheri Gale**
* Documents Committee Update (reconvening in the fall) - **Bonnie Johnson**

**Old Business:**

* **Action Items: Update**
  + **Bob:** Update on approved dock / lift work (liaison with Dan and Randy)
  + **Sam:** Sewer drain access cap repair update
  + **Loading and Unloading Parking Only Signage at south “T”:**  Signs put in place

**New Business:**

* **Sam:** ACC requests:
  + 239: (Kanny) Paver installation request. ACC recommends approval.
  + 273: (Sager) Seeking Six month lease extension beyond 11/13/21 expiration. During home build
  + 261: (Price) Hedging
* **Sam:** Gutter Cleaning proposal review:
  + Advanced Cleaning Solutions: $2,600 for all buildings
* Sidewalk Power Washing: Advanced: Will match $2,000 for front and back sidewalks
  + $30 Driveways
  + $30 Lanai
  + $35 Screen Enclosures
* **Sam:** Update on Cardinal Property Management Contract
  + Update oncommunication to homeowners with specifics on paying quarterly dues
  + Update on scheduling with Cardinal: Power washing, Dryer vent cleaning, Seawall cap painting

**Audience Q&A Session:**

**Set Next Meeting: Nov 2nd (1st Tuesday of month)**

**Motion to adjourn:**