**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:**