

**Stadium Villas – HOA Meeting
February 2, 2023**

(Prepared by Joe Mayer)

Meeting called to order (~6:00 pm by HOA President John Wadsworth)

Introduction and Landscaping Report

- Kyle and Nikki (sp?) are new leads for landscaping started on contract January 1, 2023
- Kyle reported that:
 - They are working hard to catch up on multiple landscaping needs that had been unaddressed by prior contractors during the last several months of 2022
 - Intent is to do all entire neighborhood with hope that catch up can be completed by the end of March
 - Initial focus will be on addressing landscaping needs (hedge trimming etc.) in front of homes as a first priority
 - They have specific list of trees that need to be replaced
- Will give attention also to edging around flower beds
- John reported that Kyle will pick up responsibility for cutting grass by the lake – even though property does not belong to Stadium Villas; extra responsibility will cost us more (exact amount not defined)
- Discussion of Crepe Myrtle tree trimming
 - Kyle will address trimming in response to needs identified by homeowners
 - No Crepe Myrtle trimming policy determined necessary
- Discussion of changing some of the common areas where plants are not growing well; look at variety of options for replacing with different plants or changing the landscaping
 - Homeowners with ideas of how to proceed can share with Kyle, but we will look to Kyle to use his best professional judgment
- Discussion of question related to tree root that is coming up under the pavers in entrance to home; recommendation that Management Company be asked to assess/address the issue (Kyle offered to take a look and send a note to the Management Company)

Irrigation System

- Discussion of efforts to reach H2O and to explore option for direct contract with H2O, but H2O has rejected idea of separate contract with Stadium Villas
 - Kyle is working to identify alternative irrigation contract options; one identified (Brevard Sprinkler Co) but cost is higher than what we want
- Also discussed construction of Community Credit Union building that resulted in cutting the irrigation system line in November/December 2022 timeframe and their failed efforts to have the line repaired

- HOA is reaching out to CCU to have them contribute to the cost of grass cutting and irrigation – in addition to road access (\$1600 annually) – for which Stadium Villas is responsible

Pool Security Key

- Extended discussion regarding proposal to change entry code system to security key system to gain access to community pool
- Conversion cost is ~\$500 and cost for ~67-75 keys is an additional ~\$500
- Question asked as to how big a problem there is and why this proposed change is needed; response that while fewer incidents of non-residents gaining access to pool, it does remain an issue that requires HOA President to investigate and challenge non-authorized pool users; also, unauthorized use that results in injury could pose a legal liability risk to HOA
- Options discussed regarding cost to homeowners of getting a key, penalty cost of replacing keys, and choice by homeowners not to receive a key
- Issue raised regarding key for dog park area, but proposal does not include changes for dog park or the Men/Women bathrooms in the pool area (which can be used by work crews)
- Motion made, seconded and approved without objection to make the change, provide homeowners option not to receive a key, charging \$5 per key (one per household) for homeowners who want a key, and establishing a penalty of \$25 for first replacement key and \$50 per key for any additional keys that need to be replaced

Roofing/Tile Damage and Mold

- Several homeowners raised concerns about roofing/tile damage and mold that were caused by and/or exacerbated by Hurricane Ian; some homeowners have communicated these concerns – to no effect – to Property Management, and are asking HOA leadership for advice and assistance (Stephanie agreed to follow-up on this matter with Kurt)
- Question was asked about insurance coverage for the damage; response noted that if faulty construction is to blame then an insurance coverage opportunity might exist
- Question asked about having all the buildings inspected; response noted that cost was prohibitively expensive (\$25,000); assessments are already completed on ~ 5 of the buildings and further assessments will be done in the future as buildings are painted

HOA Leadership

John informed HOA that he would step down from serving as HOA President when elections are held in November 2023; John has served two years as HOA President

Meeting adjourned ~7:00 pm

Addendum/Actions/Follow-up

1. Clarify cost and adjust contract with Kyle for landscaping services for additional lawn cutting to the lake (John/Julie)
2. Respond to individual homeowners regarding Crepe Myrtle trimming needs (Kyle)
3. Come up with an approach to modifying areas where plants are not growing (Kyle); provide inputs/ideas to Kyle (interested homeowners)
4. Continue all landscaping catch up efforts (Kyle)
5. Follow-up to implement agreed upon proposal to replace keypad system for pool access with a key to be provided interested homeowners for a cost of \$5 per household (John)
6. Follow-up with Property Management regarding roofing/tile damage and mold issues (Stephanie)
7. Identify options for new HOA President for elections in November 2023 (All)
8. Continue conversation with Community Credit Union regarding contributing to cost of landscaping and irrigation system use (John)
9. Prepare meeting notes and submit for posting on Stadium Villas website (Joe)