

**PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
MINUTES-EXECUTIVE SESSION
February 21, 2024**

CALL TO ORDER:

The meeting was called to order by the President, Robert Whittier at 6:01 P.M.

ROLL CALL OF DIRECTORS:

Craig Toma, Brian Gonser, Debbie Johnson, Travis Oberlander and Stephanie Devitt and from Ross Morgan & Company

ABSENT BOARD MEMBERS:

Robert Whittier

APPROVAL OF MINUTES:

Travis approved the minutes from the January 10, 2024 meeting, Craig seconded the motion, which carried unanimously.

OLD BUSINESS:

18110 Erik Court Unit 594, Terry Mack: Lawsuit was filed against the HOA, per Farmers Insurance Exchange & Affiliates, the case is Under Discover

NEW BUSINESS:

The Board approved a Special Assessment in the amount of \$1100.00 per Unit.

Travis will draft a letter and make a video letting the members of Princessa Estates Homeowners Association what the money is needed for.

Stephanie will check into hiring another General Contractor for the HOA.

ADJOURNMENT:

Robert moved to adjourn the Executive Session at 6:45 P.M. Brian seconded the motion which carried unanimously.

**THE MINUTES OF THE MEETING
PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
February 21, 2024**

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Princessa Estates Homeowners Association** held, February 21, 2024, by Zoom Video Conference. President, Robert Whittier noted a **Quorum** was present and the meeting was called to order at 6:45 P.M.

BOARD MEMBERS PRESENT:

Craig Toma, Vice President; Brian Gonser, Treasurer; Debbie Johnson, Secretary; Travis Oberlander, Member at Large; Stephanie Devitt, Community Manager with Ross Morgan & Company (RMC)

ABSENT BOARD MEMBERS:

Robert Whittier, President

APPROVAL OF MINUTES:

Travis approved the minutes from the January 10, 2024 meeting, Craig seconded the motion, which carried unanimously.

OLD BUSINESS:

Burrtec Waste Industries will start delivering the “kitchen Caddie” the week of March 4th

NEW BUSINESS:

The Board approved \$1850.00 for the preparation of the HOA Taxes
Stephanie will get an estimate from FPK Security for security for parking only.

Estimate from R.C. Bush, Inc.:

The Board approved an estimate to repair the roof at 18127 Erik Court #114 in the amount of \$6340.00

The Board approved an estimate to repair the roof at 18127 Erik Court #332, in the amount of \$2200.00

Estimate from Pro-Pools & Spa Inc.:

The Board did not approve an estimate to re-plaster both spa’s, in the amount of \$17680.00-deferred

Estimate from American Pool Plastering:

The Board did not approve an estimate to re-plaster both spa’s, in the amount of \$18343.00-deferred

Estimate from Equinox Pool and Spa Service:

The Board did not approve an estimate to re-plaster both spa's, in the amount of \$11500.00-deferred

Estimate from Saufley Electric:

The Board did not approved an estimate to add a LED lamp post at 18009 Flynn Drive, in the amount of \$3000.00

Stephanie will get an estimate to have the light fixed at 18009 Flynn Drive.

Estimate from John Murray Plumbing:

The Board did not approve an estimate to provide an estimate to move water lines at 18129 Erik Court #257, in the amount of \$150.00

Estimate from Club Pest Control, Inc.:

The Board did not approve an estimate to seal openings in the roof at 18127 Erik Court #332, in the amount of \$2600.00-Stephanie will get estimate from R.C. Bush, Inc.

The Board did not approve an estimate to seal openings in the roof of 18003 Erik Court #544, in the amount of \$1200.00 to \$3200.00- Stephanie will get estimate from R.C. Bush, Inc.

Estimate from Prime Painting Professionals:

The Board approved an estimate for drywall removal and water testing at 1811 Erik Court #593, in the amount of \$745.00

The Board did not approve an estimate for drywall removal/restoration at 18145 Erik Court #222, in the amount of \$2695.00

The Board did not approve an estimate to paint lower and upper balconies at 18143 Erik Court #235, in the amount of \$1595.00

The Board approved an estimate for interior restoration at 18137 Erik Court #261, in the amount of \$1395.00

The Board did not approve an estimate for water mitigation at 18213 Flynn Drive #136, in the amount of \$425.00- waiting for R.C. Bush, Inc. to complete work

The Board did not approve an estimate to repair bedroom ceiling and wall at 18213 Flynn Drive #136, in the amount of \$525.00-waiting for R.C. Bush, Inc. to complete work

The Board did not approve the touch ups for the stucco after drain cleaning thought out the HOA, in the amount of \$1235.00

Estimate from Stay Green Inc.:

The Board approved the additional monthly maintenance fee of \$300.00 a month, total monthly maintenance fee will be \$10800.00

Estimate from C&M Landscape Inc.

The Board did not approve the maintenance contract for \$10350.00 a month

Estimate from Elements Landscape Management:

The Board did not approve the maintenance contract for \$10995.00 a month

Estimate from Marina Landscape Services, Inc.:

The Board did not approve the maintenance contract for \$14480.00 a month

Next Board Meeting

February 14, 2024

ADJOURNMENT:

The Board meeting adjourned at 7:48 P.M.

Robert Whittier, President

Date

Prepared by: Debbie Johnson, Secretary