Grandefield at Poley Creek Homeowners Association, Inc.

Board Meeting Minutes

February 16, 2022

Sun N Fun Pavilion,

4175 Medulla Road, Lakeland FL 33811

6:30pm

Pursuant to duly given notice, the Board of Director’s Meeting for Grandefield at Poley Creek Homeowners Association, Inc. was called to order by President, Steve Rinfeldt at 6:31pm at the Sun N Fun Pavilion, 4175 Medulla Road, Lakeland FL.

**Established Quorum:** Directors present: Steve Runfeldt, Gordon Coates, Robert Cone, Lynn Freeman, Melissa Gutentag. Quorum was established.

**Approval of Meeting Minutes - September 15, 2021:** Motion was made by Robert Cone to approve the minutes of September 15, 2021. Melissa Gutentag seconded, and it was unanimously approved.

**President’s Report:** President Steve Rundeldt reported the following:

* At the last meeting, the Board approved Dario Lopez for cleanup along Sheppard Road.
* The Board has received proposals for landscaping work.
* The entrance gate was broken and has been repaired.
* The new wind screens at the tennis court were installed.

**Financial Report- December 31, 2021**: Robert Cone reviewed the December 31, 2021 financials and reported on discrepancies with the reserve fund he is reviewing. Robert Cone and JoAnna Likar will work to resolve the issue.

Motion was made by Gordon Coates to approve the December 31, 2021, financials for distribution to the membership. Robert Cone seconded, and it was unanimously approved.

**Manager’s Report:** Manager, JoAnna Likar reviewed that there were ten (10) homeowners with outstanding balances for the 2022 Annual Assessment. The Board reviewed the violation report.

**Old Business:**

**New Business:**

1. **Architectural Guidelines:** The Board reviewed the Architectural guidelines and discussed the proposed language. Tabled.
2. **Pond Maintenance:** President, Steve Runfeldt reviewed the differences with pond maintenance and the pond renewal project. After discussion, Gordon Coates made a motion to approve a not to exceed $3,500.00 on Pond 1 and behind the park. Robert Cone seconded, and it was approved 4 to 1 Lynn Freeman denied.
3. **Spring Fling: April 9, 2022:**  The Board discussed the Spring Fling. Motion was made by Steve Runfeldt to approve up to $1200.00 to the Spring Fling. Gordon Coates seconded, and it was unanimously approved.

Any other business deemed appropriate by the President

**Members Comments and Concerns:**

* Selling homes and the estoppel process
* Missing trees
* Violation letters
* New homeowners and list of who is on the Board and booklet of information

Adjournment: With there being no further business, motion was made by Gordon Coates, seconded by Steve Runfeldt to adjourn the Board Meeting at 8:30pm. Motion was unanimously approved.

Closed Board Meeting to discuss litigation