

BOOT RANCH NORTH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 19, 2020

A meeting of the Board of Directors of Boot Ranch North was held on August 19, 2020 via ZOOM.

The Board of Directors meeting was called to order at 7:00 P.M. by President Ed Thompson. James Manfred of Management & Associates was present and served as recording secretary.

The roll was called as follows:

Present: Eagle Trace: Jerry Custin, Eagle Reserve: Len Demchak, Eagle Ridge: Barb Felty, Eagle Ridge: Sam Villio, Eagle Watch: Ed Thompson, Eagle Watch: Rita Smekal, Eagle Trace: Michael Powell

Agenda: Barbara made the Motion to accept the Agenda as written. Rita seconded the motion and it passed unanimously.

Minutes: Motion: Was made by Jerry seconded by Barbara to approve the minutes as distributed from July 2020. The minutes were approved unanimously.

Treasurer's Report:

- Boot Ranch North had \$128,822.99 in Operating Cash as of 31 July. There were \$18,418.06 in addition assets as of that date. In Reserves, there was \$46,450.22 on hand on 31 July. \$50167.48 in Tree Reserves; -\$16,825.59 in Wall Reserves; \$12,857.75 in General Reserves; & \$250.58 in Reserve Interest.

Managers' Report:

- Barbara made the motion and Rita seconded it, to accept RipTides bid to pressure wash the community sidewalks. The Motion passed unanimously.
- Barbara made the motion and Rita seconded it, to wait until 25 August for Dr. Bazos to reply to the attorney's letter to clean the vegetation off of the community wall. If no reply then during the first week of September, Island Paint will remove vegetation clean and paint the wall. The Motion passed unanimously.
- James provided the single bid to clean and polish the monuments. The Board awaits more bids.

Old Business:

- Duke Energy corrected their billing and Boot Ranch will send Eagle Watch \$2303.76 as a correction to the billing.
- Jerry and Tom Ufer have created a Boot Ranch North Facebook Page for the community. They will be populating it with community information.
- Ed will setup ZOOM meetings with the Finance Committee and James to go over the 2021 budget.

New Business:

- Ed asked permission to send a letter the county endorsing Removal of Pipes That Cross The Outfall Canal. The Board agreed.

- Jerry discussed the county walk around and their recommendations for plantings. Basically, less is more. Use Florida native plants, use low growing plants in areas the Community wants short plants, fewer plants will also save money on trimming and watering. Jerry will share the county handouts.
- Duke Energy corrected their billing and Boot Ranch will send Eagle Watch \$2303.76 as a correction to the billing.
- Mike made the motion and Rita seconded it, to allow only 2 missed quarterly Boot Ranch payments before the homeowner is sent to the lien process. The Motion passed unanimously.

Adjournment: There being no further business to come before the Board the meeting was adjourned at 7:58 PM. Motion by Jerry, second by Barbara; passed unanimously

Next Meeting September 16, 2020

Accepted by:

Ed Thompson

Ed Thompson, President
Boot Ranch North Assoc. Inc.

Submitted by:

James P. Manfred

James P. Manfred, Property Manager
Management & Associates