

Indian Creek Phase VIII / Eagle Ridge Homeowners Association, Inc.  
Board Meeting Minutes  
September 22, 2021  
6:30pm – Jupiter Public Library

**Call to Order:** Vincent Kafer called the meeting to order at 6:40pm.

**Roll call and Verification of Quorum:**

Board members present were President, Vincent Kafer; Treasurer, Sara Lassandro; Secretary, Marie Adkin; Sophie Schneeberger, Director was present; Vice President, Victoria Belsky was absent. Andrea McMinn from Advantage Property Management was present. Approximately 5 members were present in person.

**Approval of Meeting Minutes:**

Marie read the minutes of the August 11, 2021 minutes to the residents present. One adjustment was made regarding the roofs. Sophie made a motion to approve, Vince seconded.

**Property Manager's Report:**

Only one violation has been sent since the last meeting. Owners have started to respond from the last round of letters that have gone out.

**Financial Report:**

Sara read the August 2021 treasurers report. Noting the balances, surpluses and deficits. There are 20 owners delinquent with approximately \$9900 in arrears.

**Welcoming Committee:** (Barbara Adkins)

Barbara reported one rental at 109 Palomino for the community.

**ACC Committee (Nancy Vrechek):**

Dr. Vrechek mentioned that there isn't an inspection committee after the request is approved. Suggested the Ag extension service come out and suggest what plants should be in the front yards. A landscape guideline was also discussed so the community can regulate what's planted in the front yards.

**Vendor Watch:**

- Landscaping (Podder's) – Marie reported that Podders has improved with the mowing. The weeds are not being rectified even though they are spraying.

- Insect Control – Carmelo Mastrangelo, President of Nick Felicione Pest Control was at the meeting to discuss their pest control business. They handle lawn and ornamental fertilization and weed control. Recommend 6 applications pest control and weed control for 12 months. They do not do driveways. All granular application for fertilization but may have to spray depending on the time of the year. Four applications of fertilization within the year.
- Pool Water Quality (Blue Pools) – not discussed
- Clubhouse Janitorial (Office Pride) – not discussed
- Cable TV (Comcast) – not discussed

### **New Business**

- Yard Debris Disposal Day for Pick up – Wednesday and Saturday is the debris pick up day but homeowners will put stuff out after the debris truck has left. Board approved landscape debris can put out to the swale the day before.
- Website should go live soon, but will need to be hosted.

### **Homeowner's Forum:**

Discussion regarding one home that has a lot of vegetation in the front yard and how to regulate them. Need to create a landscape guideline for the community.

**Adjournment:** Sophie made a motion to adjourn the meeting at 7:55pm; Vince seconded; all were in favor.

Respectfully Submitted By,  
Andrea McMinn, LCAM  
Advantage Property Management