

Indian Creek Phase VIII / Eagle Ridge Homeowners Association, Inc.  
Board Meeting Minutes  
November 3, 2021  
6:30pm – Jupiter Public Library, Military Trail

**Call to Order:** Vincent Kafer called the meeting to order at 6:30pm.

**Roll call and Verification of Quorum:**

Board members present were President, Vincent Kafer; Treasurer, Sara Lassandro; Secretary, Marie Adkin and Vice President, Victoria Belsky were present. Sophie Schneeberger, Director was absent. Andrea McMinn from Advantage Property Management was present. Approximately 4 members were present in person.

**Approval of Meeting Minutes:**

Andrea read the minutes of the September minutes to the residents present. One adjustment was made regarding the debris pick up days. Vince made a motion to approve, Sara seconded and all approved.

**Property Manager's Report:**

There is approximately \$5800 in arrears as of 9/30/21. There are nine violations that have been sent since mid September. One owner has challenged the truck violation regarding the interpretation.

**Financial Report:**

Sara read the September 2021 treasurers report. Noting the balances, surpluses and deficits. There are 13 owners delinquent with approximately \$5829 in arrears.

**Welcoming Committee:** (Barbara Adkins)

Barbara reported no sales since last meeting. There was one rental.

**ACC Committee (Nancy Vrechek):**

Dr. Vrechek was not at the meeting to report. Vince asked that Vickie meet with Dr. Nancy Vrechek to work together on a landscape plan. The landscape committee will also work on this guideline.

**Vendor Watch:**

- Landscaping (Podder's) – Vince noticed that they were doing a good job. Vickie asked if weed killer is being applied. An owner noticed they are showing up on Sunday. Vince asked that Podders be notified to pick another day for weed control. Podders is also asking for a 5% increase

- Insect Control – TruGreen is stating that they need to give more service to be able to give better results. Vince discussed another bid, but was exceptionally higher than TruGreen.
- Pool Water Quality (Blue Pools) – had a leak in the pool that was recently fixed by American Leak Detection
- Clubhouse Janitorial (Office Pride) – doing well and wanted to schedule the pressure cleaning of the clubhouse area and pool deck. Discussion regarding putting the screen doors back on the clubhouse to keep things clean, purchase new furniture potentially and create a list of what may need to be done in the Clubhouse. Vince asked Violet to create a list of what needs to be done.
- Cable TV (Comcast) – not discussed

### **Old Business**

- Yard Debris Disposal Day for Pick-Up – last meeting it was discussed to only put debris out the night before pick-up. Marie will compose a letter to owners stating when yard debris can be placed out.

### **New Business**

- 2022 Budget – Vince reviewed the 2021 Budget, estimated actuals and Proposed 2022 Budget. Some items were increased out of necessity. The Board discussed raising the dues to \$600. The current proposed budget is at \$602.45, therefore \$1500 will have to be removed from the annual budget. The 10 year reserve schedule was also discussed. Vince made a motion to approve the 2022 budget at \$600, Marie seconded and all approved.

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

**Adjournment:** A motion to adjourn the meeting at 7:50pm.

Respectfully Submitted By,  
Andrea McMinn, LCAM  
Advantage Property Management