

Yardley Estates at Coral Springs Homeowners' Association, Inc.

Board of Directors Meeting Minutes

January 27, 2022

Location

In light of the pandemic (Covid-19) conditions the board meeting was held in Zoom fashion.

Call to order

The Yardley Estates at Coral Springs Homeowners' Association, Inc. was called to order at 7:03 PM on January 27, 2022.

Quorum certification and participants

A quorum was certified.

Board members in attendance

Jessica Sullivan, President
Stacey Steinbaum, Vice President
Dave Marty, Director
Brandon Kravatz, Treasurer
Tomas Lynch, Secretary

Board members absent

None

Management present

No property manager attended the meeting.

Previous businesses

Tomas Lynch moved to approve the minutes of December 7, 2021. Jessica Sullivan seconded the motion and the minutes were approved unanimously.

Reports

- 1) The president, Jessica Sullivan, addressed the participants about the annual meeting cancellation.
- 2) The treasurer, Brandon Kravatz, gave the participants a financial overview of the association.

New businesses

1. Tomas Lynch moved to terminate Sunrise Property management contract. Stacey Steinbaum seconded the motion. Vote was 4-1 against with Dave Marty voting no; motion passed.
2. Tomas Lynch moved to hire a Jackson Lastra as our new property management company effective immediately. Stacey Steinbaum seconded the motion. Vote was 3-2 against with Dave Marty and Brandon Kravatz voting no; motion passed.
3. Dave Marty moved to appoint Dave Marty to be the primary contact with the property manager. Brandon Kravatz seconded the motion. Vote was 2-3 against with Jessica Sullivan, Stacey Steinbaum and Tomas Lynch voting no; motion failed.
4. Stacey Steinbaumy moved to appoint Stacey Steinbaum to be the primary contact with the property manager. Jessica Sullivan seconded the motion. Vote was 3-2 in favor with Dave Marty and Tomas Lynch voting no; motion passed.
5. Dave Marty moved to hire an independent consultant to assess ficus hedge in order to provide a recommended course of action, immediately and for ongoing maintenance. Brandon Kravatz seconded the motion. Vote was 2-3 against with Jessica Sullivan, Stacey Steinbaum and Tomas Lynch voting no; motion failed.
6. Tomas Lynch moved to hire Native Pest Management as a landscaping company to treat white fly infestation. Stacey Steinbaum seconded the motion. Vote was 3-2 in favor with Dave Marty and Brandon Kravatz voting no; motion passed. The two dissenting board members preferred an alternative treatment plan from Home and Garden Pest Control.
7. Dave Marty moved to reconsider Native Pest Management as a landscaping company to treat white fly infestation. Brandon Kravatz seconded the motion. Vote was 2-3 against with Jessica Sullivan, Stacey Steinbaum and Tomas Lynch voting no; motion failed.

8. Dave Marty moved to have a 1 hour meeting with our attorney to ensure that we have all the legal details for conducting the election resolved, prior to rescheduling the election. Brandon Kravatz seconded the motion. Vote was 0-5 against; motion failed.

Open Forum

Neighbors expressed their concerns about the neighborhood and the board took them into consideration for future meetings.

Adjournment

The meeting was adjourned at 8:58 PM on January 27, 2022.