

# MINUTES | Cascades HOA Board meeting: 1/3/2024

**Secretary's note: due to a malfunction of the meeting recording, the minutes of the 1/3/2024 meeting are abbreviated.**

A regular meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, January 3, 2024, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

**Board members present:** Dennis Buttimore (president), Ryan Robinson (vice president), Adina Daniels (treasurer), Joey Childress (member-a-large)

**Board members absent:** Kathy Strauss (secretary/newsletter)

**Representing SemperFi Property Management:** Allie Pinkus, Property Manager

**Call to order:** Mr. Buttimore called the regular meeting to order at 6:30pm

**Acceptance of Minutes:** The Board was provided a copy of the minutes from the regular meeting, November 1, 2023. The minutes were provided for review prior to the meeting. There were no corrections or comments. A motion was made by Mr. Buttimore to approve. They were seconded by Mr. Childress & Mr. Robinson.

**President's announcement and comments:**

- **Announcement and introduction of new board member:** Due to health reasons—Mallory DeMayo, Treasurer—formally resigned from the Cascades HOA Board. The board met and has brought on Adina Daniels as Ms DeMayo's replacement to fill the remainder of her term on the board. Adina was tapped as she stepped up as a volunteer to manage the Welcoming Committee for the community. The Board voted unanimously to appoint her.

**Financials:** Mr. Buttimore reviewed the financials ending on 11/30/2023 to the Board's satisfaction. Mr. Buttimore stated that at the end of 11/30/2023, the Operations account had a balance of \$18,031 and the Reserves account had a balance of \$19,303. There was nothing of note in the books.

**Committee Reports:**

- **ACC Committee:**
  - New windows request
  - New roof installation
  - Staining a driveway
  - Addition of porch
  - Addition of a bonus room

There was a discussion about the “home for sale signs” that were usually placed inside the window of a home, but with the written request to have the signs place on the front lawn, they were approved by the ACC.

Trees and bushes were cleared along the banks of Great Lakes Pond.

**Finished Business:**

- Trimmed trees and bushes along banks of Great Lakes Pond, as well as other various locations throughout the community.

**New Business**

Mr. Buttimore shared that the community’s garbage service provider, GFL was raising its prices in 2024. This was going to impact the HOA budget – which in turn would impact the HOA fees.

**Open Floor to Homeowners**

- There was a discussion about the late notice of the HOA board meeting. Mr. Buttimore explained that the January 3, 2024 meeting announcement was posted in the portal. In addition, the sign announcing the meeting went up on January 2<sup>nd</sup> for the January 3<sup>rd</sup> meeting.
- A question about the proposed increase in HOA dues came up. Mr. Buttimore explained the issue about the community’s trash service, GFL & their raising of their rates. This increase was not forecasted and put in the budget that the board initially prepared/approved. Because of this non-forecasted increase, the HOA board discussed increasing the monthly dues by \$5 to cover this increase.
- Homeowners asked about the collection of past due accounts. Mr. Buttimore shared that some homeowners were delinquent on their dues. Due to this, the HOA board would be working with Semper Fi on taking legal action to collect past due amounts.

**Adjournment:** There were no further comments or other business to discuss. Mr. Buttimore adjourned the meeting at 7:04pm.