

MINUTES | Cascades HOA Board meeting: 6/27/2024

A regular meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Thursday, June 27th, 2024, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

Board members present: Dennis Buttimore (president), Ryan Robinson (vice president), Kathy Strauss (secretary/newsletter), Adina Daniels (treasurer).

Board members not present: Joey Childress (member-at-large)

Representing Semper Fi Property Management: Billy Rivera, Property Manager and Jennifer Richardson.

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

Meeting reached quorum

Acceptance of Minutes: The Board was provided a copy of the minutes from the regular meeting, April 3, 2024. The minutes were provided for review prior to the meeting. Dennis Buttimore asked if there were any corrections needed. Billy Rivera asked to have Mandy Richotte representing Semper Fi to have her last name be spelled correctly. A motion was made by Dennis Buttimore to approve the minutes from 04/03/24. They were seconded by Kathy Strauss.

Financials: Mr. Buttimore explained that the monthly financials are now on the website. The balance sheet, the month to date, the year-to-date operating reports. For the operating report we have a healthy \$19,303.00. So that's looking good. Billy Rivera stated that as of today the operations account has \$16, 851.66. The reserve account has \$20,542.28 as of today.

ACC (Architectural Control Committee): Ryan Robinson explained there were a few add-ons.

- The Great Lakes area had some concrete and fences.
- There were several roof additions that have been added to houses.
- Also, some more concrete on Great Lakes.
- In summary, most of the work that was done was roofing, concrete drive expansion or sidewalks around the house.

Billy Rivera added that residents can go to your portfolio and make a request and there is no charge for this service. Billy Rivera also stated that if you have any questions or are having a hard time filling them out, just come into the office and Semper Fi can help you out. However, residents will still need to upload the request to the portal so Semper Fi can send it to the board of directors to control.

Property Management Report

- **Collections:** Mr. Rivera reported that one account is with an attorney. One account is in foreclosure. Two accounts have been paid recently since we sent three accounts to the

attorney. Eight more letters have just been sent out with a 10-day notice to pay their bill. He stated these accounts are 3-6 months behind and that Semper Fi tries to work with these accounts with letters and phone calls. After that much time these accounts are sent to collections. A 10-day served by letter is sent and currently there are 8 letters that have gone out right now.

- **Violations:** We have noticed a couple of missing shutters in the neighborhood, so those residents will be sent a violation. Mr. Rivera wanted to thank everyone for pressure washing their house and cutting their grass. It is a beautiful neighborhood. In summary, we just have a couple of people we are having trouble with, and we are sending them violations and fines, but 99/100 houses look beautiful here. If you ever have a concern, call or email. Semper Fi comes out twice a week so they may not see everything.
- **Appfolio:** Mr. Rivera stated they have been getting a lot of complaints about Appfolio. Because of this, Semper Fi has been doing some research on a new property management servicing application called Town Square. This new one will make things much simpler and especially reduce all the extraneous fees that Appfolio was charging to both residents and Semper Fi. Mandy Richotte is doing the research on Town Square and shall report back on it. Once Mr. Rivera gets this information, he will let everyone and organize a meeting with the board to discuss.

Welcoming Committee: Adina Daniels explained that a few packages were delivered and if you are new resident, please email her so a welcome packet can get delivered.

Old Business: Mr. Buttimore explained

- Two fountains needed to be rebuilt.
- The waterfall area and the mulch bed have been refilled and all cleaned up and the landscapers did a terrific job on it!
- There was a beaver dam in the pond at the front of the community that is not owned by our community, yet we maintain it. After a lot of research and go 'round, Stormwater Management contacted the Dept. of Agriculture to remove the dam, relocate the beaver, and clean everything out. It was reported that the beaver has not been seen since.
- All the stormwater outlets were cleaned, weeded and the weeds were sprayed. The easement/ditch where the water flows from Brookwater all the way to Coldwater was full of grass, clippings and twigs. This has been cleaned out, so the water is running freely now.
- All the community common areas have been sprayed for fire ants. Mr. Buttimore stated that if any residents see any fire ants near any of the ponds or in the community to please let Semper Fi and the board know.
- Dye/algaecide has been put in the ponds. He noted that the label states that there is a 30-day period once you put the dye in that you must wait before reapplying it. Mr. Buttimore asked residents to be patient with reporting if they see algae before reporting it due to this 30-day period.
- Geese in the community: Geese cannot be captured and relocated past mid-June. Mr. Buttimore is experimenting with a substance he is putting on his lawn and will provide feedback.

New Business: Mr. Buttimore said there is nothing new coming up that money needs to be spent on.

Open Floor to Homeowners:

- A homeowner mentioned a hill that had caved in due to critters next to his property. Mr. Buttimore and Mr. Rivera said they would investigate.
- Mr. Buttimore addressed the special meeting request and misinformation that took place.
- Mr. Rivera addressed how taxes were paid by the HOA money. Mr. Rivera addressed the misinformation that took place. He explained he can break out the books when homeowners ask to see it.
- A resident requested that some residents get together to organize some social events so that she and her husband could make some friends in the community.
- A resident asked how board members can and are elected, how long their term lasts and how they can be reelected. Also, how a board member is replaced if they resign due in the middle of their term. Mrs. Strauss explained in a discussion about how this is done. Mr. Rivera how the director election process in advance of the annual meeting. He shared how to fill out a form if you want to be a board member. He also stated that Mr. Buttimore and himself do everything by the bylaws and that the board of directors are doing a great job.
- A resident mentioned there were renters living in a garage on Great Lakes Circle. Mr. Rivera stated it is illegal for renters to be living in the garage. He asked for more information and photographs if possible.
- A homeowner mentioned someone is storing a boat on Great Lakes Circle, and what the bylaws were for boats. Mr. Robinson said he was aware of the boat and that the owner does have storage for it and cleans it out and then takes it to storage. Mr. Buttimore stated that according to our by-laws, a homeowner has 24hrs to move their recreational vehicles off their driveway to be able to clean/maintain.
- A resident asked for all the nonsense to stop with some of the complainers. He also shared and complimented the current board for the good work they are doing.
- A resident asked about how to cull the overpopulation of geese in her section of Rockwater. She stated that she has heard a neighbor using a bebe gun to shoot at the geese. Mr. Buttimore stated shooting is not allowed and will investigate it. She also asked questions about why the pool isn't part of the Cascades community. Mr. Buttimore shared that he's had discussions with the Courtyard Home HOA about sharing expenses, but when the county looked at where the pool sits on their side of the street – that their community has the responsibility to maintain. She also asked about why the delay in getting the minutes out/posted after each meeting. Ms. Strauss explained that her work/family schedule sometimes doesn't allow them to be transcribed & distributed is the reason for the delay. A volunteer from the attendees offered to help do the transcription for her to assist.
- A garbage container was mentioned as being out on the front of a property on Coldwater Circle 24 hours a day and residents were wondering what was going on with that property.
- A couple mentioned that they have been collecting trash from out of the water and wanted to remind residents to be mindful as it can be harmful to wildlife. Mr. Buttimore stated this often comes from the sewer into the ponds.

Adjournment: There were no further comments or other business to discuss. Mr. Buttimore adjourned the meeting at 7:41pm.