

**MINUTES
FLORA PARK COMMUNITY ASSOCIATION
REGULAR SESSION MEETING
FBERUARY 17, 2022**

Board Members Present:

Tom Damask, Janette Hoekman, Nancy Hovey, Michael McGarry and Deanne Grasmeyer

Prime Association Services:

Jerald Allen, CCAM

Executive Session: The Board met in executive session prior to the regular session to review and discuss third party contracts, proposals and Correspondence from residents.

Call to Order:

Upon establishing that a quorum was present, the Regular Session Meeting of the Board of Directors was called to order at 3:00 p.m.

Approval of the December 16 2021 Board Meeting Minutes:

The Board reviewed the regular session meeting minutes from December 16, 2021, **Motion was made by Nancy Hovey and seconded by Mike McGarry to approve the December 16, 2021, regular session meeting. Motion carried.**

Financial Report:

M/S/C –A motion was made by Director Michael McGarry to accept the Financial Reports for November and December 2021 the motion was seconded by Director Deanne Grasmeyer. The November and December financials were accepted. **Motion carried.**

Committee Reports:

Committee Chair Appointment: A motion was made by Director Janette Hoekman and seconded by Mike McGarry to appoint Liz Breslauer landscape committee, Ron Glassman EPC Committee, John Gerado Pickle Ball Committee, Cheryl Price Social Committee, Terri Allen Gardening Committee and Deanne Grasmeyer Maintenance Committee to Chair their respective committees.

Maintenance Committee: Deanne Grasmeyer gave a report to the Board from their maintenance committee on February 16th.

New Business:

Appointment of Inspector of Electors: Management submitted to the Board three residents that has volunteered to act as Inspector of Electors for this year's annual meeting. The residents are as follows: John Gerado, Linda Albertson, and Cheryl Price. **A motion was made by Nance Hovey and seconded by Janette Hoekman to appoint John Gerado, Linda Albertson and Cheryl Price as Inspectors of Electors for this year's Annual Meeting. Motion carried.**

New Financial Law SB 1101: Management submitted to the Board a new Financial Form that is required by law to allow Prime Management to pay invoices and transfers funds that are above \$10,000.00. **A motion was made by Mike McGarry and seconded by Nancy Hovey to approve Prime Management to pay and transfer funds that are \$10,000.00 and over. Motion carried**

Proposed Audit Draft: Management provided the Board with a draft audit submitted by Newman Certified Public Accountant for Board approval. **A motion was made by Mike McGarry and seconded by Nancy Hovey to approve the Audit submitted by Newman CPA with the below changes.**

As discussed at the Board meeting yesterday, the Board approved the 2021 audited financial statements conditionally on an adjustment to record the resident contributions to pay for future pickleball expenditures. The amount of \$5,175 was recorded as a credit to expense line 6910 and should be a HOA balance sheet (liability) account. You indicated that the amount should be \$5,275 and if you can find where the other \$100 was recorded, we should reclass that as well. Attached is acct 6910 detail for September reflecting the \$5,175. The Board also feels that this adjustment should be reflected in the 2021 management reports as well. Prime previously agree to add these miscellaneous resident contributions account for the 2022 budget, but as the \$5K expenditure was delayed into 2022 it would be better to record in December 2021. The other requested account to record social committee contributions is immaterial at December 2021 and can wait to 2022.

1 Stop Pool Pros Pool Maintenance Proposal: The Board ratified the approval of 1 Stop Pool Pros to maintain the pool in regular session.

Open Forum & Correspondence:

Resident submitted a request for the Board to purchase a Coffee Machine for The Gathering at the cost of \$199.00. The Board denied the request due to no resident volunteering to maintain the clean of the area after a month.

Gardening Committee requesting surveillance cameras be installed to see residents that are picking fruits and vegetables from the garden prior to them being ready. The Board denied the request and stated that if a camera is purchased it would come out of their budget.

Residents request the Board to allow them to have a Spring Boutique Sale. The Board denied the request due to it is not permitted as submitted.

Adjournment:


There being no other business, the meeting was adjourned by Director Tom Damask at 3:54 p.m.

Prepared by:

Jerald Allen, CCAM
Prime Association Services

MINUTES ARE APPROVED:

As Submitted As Amended



Board Member Signature

11-21-22
Date