

**MINUTES  
FLORA PARK COMMUNITY ASSOCIATION  
REGULAR SESSION MEETING  
APRIL 20, 2023**

**Call to Order:**

Upon establishing quorum, the regular session meeting of the Board of Directors was called to order at 4:00p.m.

**Board Members Present:**

Janette Hoekman, Michael McGarry, Mary Chen, Michael Carpenter and Dianna Sepulveda

**Prime Association Services:**

Jerald Allen, CCAM

**Executive Session:** The Board met in Executive Session prior to the Regular Session to discuss Third Party Vendor Contracts and review a letter from the Ad-Hoc.

**Approval of the January 19, 2023, and the Emergency Meeting on March 22, 2023 Minutes:**

The Board reviewed the regular session meeting minutes from January 19, 2023, and an Emergency Meeting on March 22, 2023. **Motion was made by Mike Carpenter and seconded by Janette Hoekman to approve the January 19, 2023, regular session meeting as Amended and approved the Emergency Meeting on March 22, 2023. Motion carried.**

**Financial Report:**

**M/S/C –A motion was made by Director Michael McGarry to accept the Financial Reports and seconded by Director Mike Carpenter, to accept the December 2022, January, and February 2023 financials as submitted. Motion carried.**

**Social Committee:** Sandy announced that the Cinco de Mayo date has been changed from May 6<sup>th</sup> to May 7<sup>th</sup> and upcoming events for the remainder of the year.

**Maintenance Committee:** Deanne gave an update of the maintenance going on in the community.

**Gardening Committee:** Jackie Fong reported there is an upcoming event for the community to attend on May 4<sup>th</sup>.

**Pickleball Committee:** Gary Fong announced that the Pickle Ball tournament is on Saturday.

**Landscape Committee No Report**

**Financial Committee Request:** Mike McGarry to speak to Ron Glassman regarding his request for a Finance Committee.

**Open Forum and Correspondence:**

**Pool AD HOC Committee:** Diane Ortega gave a presentation regarding wanting changes to the pool hours, number of guests, Monday use on Holidays and changing the pool hours. The committee was

advised that the Board voted to allow guest to swim on Monday, Memorial and Labor Day from 12:00p – 3:00p. Mondays are normally allowed for residents only.

**Bench Locations:** The Board voted to place one of the benches in front of The Gathering and the other on the northeast corner of Flora Park.

**Management Report:** Management provided the Board with a completed action list, from the January 19<sup>th</sup> Board Meeting, Site Walks completed in February, March and April, completed Maintenance items and ongoing maintenance matters.

**New Business:**

**Surveillance Camera Proposals:** The Board approved the proposal from AndTech to install 3 cameras located in the pool area, billiard room and bocce ball courts. Cost \$8,495.00

**Pro Tec Paver Repair Proposal:** Paver proposal tabled until October. The Board would like to see if the pavers areas become worse.

**Storm Drain Cleaning:** The Board approved the proposal from United Storm Drain of \$22,481.00 to clean the wetlands and basin on the Westmont parking area.

**Street Sweeping:** The Board approved the street sweeping proposal submitted by Sweeper Guys to provide quarterly street sweeping for the community at the cost of \$400.00 annually.

**Patio Furniture:** The Board approved the proposal submitted by Rachael Design to replace the patio furniture at the cost of \$12,938.00.

**Reserve Study:** The Board ask Management to get another proposal.

**Landscape Proposal:** KC Landscape submitted a proposal to install rivers rocks below the downspouts at several locations in the community. The Board denied the proposal.

**Exit Gate Camera Repair:** The Board request that the new vendor AndTech repair the exit gate camera.

**Monument Sign:** The Board reviewed two proposals to install Flora Park on the outside brick wall as you enter the community. The Board approved All American Sign Co. to install Flora Park on the brick wall as you enter the community. Cost \$1,647.13

**5-Year Anniversary Party:** A request of \$5,000.00 from the Social Committee to have a 5-year Anniversary Party for the community in October was submitted to the Board for approval. The Board denied the \$5,000.00 request from the Social Committee to assist in an anniversary. The Board will consider adding the \$5,000.00 to the 2024 budget.

**Adjournment:**

There being no other business, the meeting was adjourned by Director Janette Hoekman at 5:04 p.m.

**Prepared by:**

\_\_\_\_\_  
Jerald Allen, CCAM  
Prime Association Services

**MINUTES ARE APPROVED:**

As Submitted

As Amended

  
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Board Member Signature

6/15/23  
Date