

COACH HOMES III AT BABCOCK NATIONAL

Board of Directors Meeting Minutes

March 3, 2025

9:30 AM

Met in Person

Call to Order: The meeting was called to order at 9:30 AM by Greg Moser. In attendance were Greg Moser, Shelly Duckworth and Tom Demith.

Prior minutes: Voted to approve the minutes from 1/29/25.

New Business:

1) Summit Fire

- a. The Board expressed its concerns about an over payment made by Tropical Isles to Summit Fire. According to Tropical Isles, they have asked for a refund. Shelly has reached out to Summit Fire, and she also asked for a refund and to remind them to send the refund to our new bank.
- b. We also discussed getting an additional quote for both alarm monitoring and inspections. Tom will reach out to get quote(s).

2) Landscaping Costs

- a. There are many dead or damaged trees / plants within the Association.
 - i. We reviewed two quotes for replacements (Owl Creek and Greenscapes), and a motion was made by Shelly Duckworth and seconded by Tom Demith to proceed with the quote for \$8608.00 from Owl Creek. The Board voted unanimously to approve the motion.
 1. It was noted that we only have \$5000.00 allocated in the budget for plant replacement and that the remaining \$3608.00 will need to come from our contingency.

3) Roof Inspection

- a. We discussed our recent independent roof inspection and once the final report is received, it will be sent to Rod Wilkens, Customer Care Area Manager for Lennar and make sure that he knows that the roof concerns are serious and need to be addressed quickly.

4) Turnover Inspections

- a. We are still trying to get the items on our Socotec Turnover Inspection addressed.
 - i. The Board will reach out to Nathaniel Kent, Lennar Customer Care Representative, to see if he can facilitate the repairs.

5) Upcoming Annual Meeting on April 8, 2025

- a. We decided that this will be a Zoom meeting.
- b. We will reach out to Ashley Wamble from Pegasus to make sure all appropriate notifications are sent and posted.

Next Meeting:

TBD

Adjournment: Adjourned at 11:00 AM with no further business.

Respectfully submitted,

Greg Moser

Coach Homes III President