

La Reserve HOA Annual Meeting

January 6, 2020

Meeting called to order at 7:00 p.m. by Adam Reynolds.

Board Members present:

Adam Reynolds, President

Willie Johnson, Vice President

Elie Calvo, Treasurer

Gina Angel, Secretary

First, Adam introduced Commissioner, Debra Placko.

Commissioner Placko

The Commissioner gave an update about the proposed hotel plan on Woodmont Country Club property. There is nothing new happening at this time. The Commission asked the hotel investors to redesign the hotel. The investors said they would have to go back to Hilton for approval. The project is currently in limbo, however, it is unlikely that Hilton will allow any design changes because the hotel is a franchise.

Other Updates:

- Placko said that Woodmont is doing very well. Home values are up. Houses are selling very fast.
- The hotel at Colony West is almost complete.
- Construction of Tamarac Village on Commercial Blvd. is well underway. There will be 400 apartments, as well as, commercial property including restaurants, a sports bar and retailers.
- Fire Station 36 is under construction.
- Water's Edge Park is complete and will be opening soon.
- The Commission is working hard to bring in new commercial construction and investment.
- Stripping the street (repainting the lines). The City doesn't currently have room in the budget, but is hoping to divert surtax dollars to get it done. The Commission knows that it is needed and important to the community. She ensured us that it is not a "dead issue".
- BSO has increased patrols due to recent car theft and car break-ins.
- Security Tips: Put a lock on your electric box so power cannot be cut. Get a security system, install cameras and get involved with COP (Citizen Observer Patrol). Call police about anything suspicious. You are not bothering them. They want to know.

Woodmont Country Club

The Events Manager spoke to us briefly about the new Clubhouse

- 27 hole golf course
- Bar
- Private event rooms, both small and large
- Lunch is open to the public
- Tennis courts will be opening in the next couple of months
- There will be live music at the pool
- They will hold all ages events, including kid friendly events

La Reserve Business

Budget: Elie Calvo went over the budget. We have over \$15,500.00 in operating surplus.

She answered questions regarding the charges for the landscaping and lawn care. Those charges represent adding new rocks, pressure cleaning, planting and the new lanterns, which were installed in late 2019.

Future Projects

All projects in the works involve neighborhood beautification and specifically upgrading the look of the entrance. It needs additional lighting and we want to incorporate seasonal plantings to add color. We are looking for a new landscaper that is licensed and insured.

Red Pavers at Entrance: We discussed the difficulties we are having finding someone to paint the pavers.

Update: We have hired someone and the work will begin on January 10, 2020.

Traffic Calming Proposal: A petition was passed around to get the City to do a traffic study. If they find that we have 500 cars in the neighborhood, we can ask for traffic calming measures such as speed bumps. Speeding is an issue that needs to be addressed.

Signage: The La Reserve signs. One has been split by a tree growing through it. We will be looking into replacing the signs.

Beautification Proposal: The City has a program that will fund beautification projects in neighborhoods. We will submit a proposal to see if we can get funding. That money could be used towards new signage and other projects.

La Reserve Website: It is a great tool for communication. If you haven't signed up, please do.

Our website: <https://lareserve.communitysite.com/>

Violations: Parking on the street overnight has decreased since we starting fining violators, leaving trashcans in sight is still a major issue. Please inform your neighbors that they could receive a violation letter. We are looking for residents to join the Fines Committee.

Architectural Review Board: You must get approval for any changes to the exterior of your home. This includes painting your front door and adding or removing landscaping. We are also looking for members to join this board.

Woodmont Hotel Proposal: It seems like the project is on hold and that the investors may be getting cold feet. However, the project is still alive and we have to be ready to organize and peacefully and respectfully protest against it. We need a strong turnout at all public hearings and when it comes before the Commission, we need to get the media to show up.

Meeting New Residents: Going forward we will have at least one board member meet with incoming residents to welcome them to the neighborhood and briefly highlight some of the rules and expectations. They do receive paperwork from the HOA, but we know that most people do not read it.

Questions and Comments from residents:

Several people asked about the lighting and landscaping. The general feeling is that we should not replace the new lighting, but supplement it with additional, brighter lights.

We were asked about the cost of our current landscaper. He charges \$75 per cut and charges for trimming by the hour. However, we are not satisfied with his work.

People also raised concerns about raising the HOA fee. The general consensus seems to be that it is not needed or wanted at this time.

Concerns were raised about neighborhood safety. While, his does not fall under the scope of the HOA Board's influence or authority, we are very concerned about resident and neighborhood safety. We want to remind everyone to be observant and look out for your neighbors. If it is late at night and it looks like your neighbor has left their garage or car door open, please let them know. Make sure you lock your doors and windows.

Meeting adjourned at 8:30 p.m. by Adam