

HOA Board of Directors on June 19, 2025: Corral Clubhouse – 6:30pm

1. Call Meeting to Order: Date: 06-19-2025 Time: 6:30pm
2. Pledge of Allegiance: ✓
3. Roll call:

Norman Runkles, President ✓	Vinnie Amato, Vice President ✓	Doug Rafters, Treasurer (via Teams) ✓	Carolyn Johnson, Secretary ✓
David Casady, Director (via Teams) ✓	Sydney Jacobs- Runkles, Director ✓	Bev Thoresen, Director ✓	

4. Proof of Notice Posted: June 7, 2025
5. Approval of Minutes:
 - A. BOD Meeting (April 14, 2025): Reading of the minutes was waived.

6. Reports from Officers:

Norman Runkles, President:

- 1) Legacy is waiting to hear back from the city of Largo about cutting the tree down (large dead oak outside the pool fence of the Corral clubhouse). As soon as they hear back, they will put out an email.
- 2) Trash - please Do Not open the back of the roll back dumpsters as this presents a problem when they're not closed properly. Please Do not remove anything from the maintenance area.
- 3) Please continue to report concerns and questions to the HOA through email and phone. If you see something, say something. Please remember when you and your visiting guests are here that you follow the Prospectus. Please be considerate of your neighbors when using the amenities. In my travels talking with residents, the number one complaint is that some residents are displaying inappropriate conduct with office personnel and residents.

Vinnie Amato, Vice President:

Nothing new to report.

Doug Rafters, Treasurer:

Carolyn Johnson read the current bank balances for accounts of HOA and SAC. A quarterly report was not yet available.

Carolyn Johnson, Secretary:

- Audited 2024 financials.
- Set up an Excel workbook for tracking income and expenses to produce monthly, quarterly and annual financial reports. Established policies/procedures for reporting financial activity.

7. Reports from Committees:

Dave Casady, Director:

Dave's report was read by Sydney Jacobs-Runkles

CAP meeting update (6/19/2025)

- **Hacienda Clubhouse update**
 - Clubhouse is open.
 - Curtains that came in are not suitable. New curtains and blinds are being ordered.
 - Stove / oven is being placed on order
 - The sound system is not working. It is being looked into at this time.
- **Corral Clubhouse update**
 - Engineered drawings / materials callout complete and approved.
 - Contractor has been chosen and are now in the permitting process.

- **Lake Clubhouse update**

- This clubhouse is next for remodeling.
- SAC materials need to be removed from this clubhouse at this time. Do not place any of these properties in the Corral for temporary storage. They are trying to schedule the clubhouse and pool remodel at the same time.

- The park perimeter fencing is completed. If any resident notices a problem with the fence, please submit a report to the office. Hopefully nothing was overlooked. Was noted by member in attendance, that the materials used were previously installed and were dirty and contained debris, and need to be cleaned. **Norm to investigate.**
- Sports court fencing and resurfacing has been completed. The Bocce courts have not yet been scheduled.
- The Cares Committee is still operating in the park. Please read our posting in the monthly Bulletin. Be a good neighbor and watch your neighbors.
- Hurricane season is upon us. Check your carport anchors, check your homes for any flying debris. Listen for all public warnings and please be safe.

Sydney Jacobs-Runkles, Director

Membership

HOA Membership is at 148 – We are getting monthly move in lists from office to deliver welcome packets.

Transportation

- Three bus trips planned; deposits have been made to the Bus company.
- Still have seats available tell your friends.
- Still need volunteers to help plan, chaperone, etc.

Bev Thoreson, Director

Nothing to report at this time.

8. Unfinished Business:

Action Items from BOD meeting on April 14, 2025:

Norman:

- 1) Setup meetings and recruit participants to work on the Legacy rent increase for 2026.
Vinnie and I drafted a letter asking Legacy for a meeting to address lot rent increase for 2026. It will be mailed to Legacy on Monday, 6/23/2025. Legacy is required to respond to our letter within 10 days.
- 2) Investigate potential blockage of signage at the Belcher gate. Legacy is looking to see if a smaller sign can be installed. Dave is going to contact Pinellas County about the sign. The sign has no sticker on it to identify who's sign it is. **As of this meeting date, the pedestrian sign has been removed. Norm to investigate.**
- 3) (Q/A #2) Lights in the Lake restroom.
 - Fixed. Will be replaced during renovation.
- 4) (Q/A #8) Police briefing.
 - Assistance in setting up a neighborhood watch. Schedule periodic police briefings. Update on the May 23, 2025, incident in the park. An arrest was made. Email has been sent to Officer Bowling for a directed patrol at the gate on Belcher Road. I also asked about a time for him to come to the park to go over Hurricane Preparedness. Norm also advised of a recent theft within the park with a quick response from the Largo PD.
- 5) (Q/A #13) Weed whacking.
Weed whacking is done within 6 inches unless you have garden stone or landscape edging. No blowing of driveways if cars are in the driveway.
- 6) (Q/A #14) Mowing schedule.
 - April through November; Weekly. December through February Bi-weekly.
- 7) Remember, issues with sewage or water pipes from the street to the water meter are serviced by Legacy. Pipes from the meter and in your house are the resident's responsibility. Before making any repairs, please make sure you get authorization from the office so charges can be applied to who's responsibility it is. Note: the main pipes in the park are made of clay. Previous repairs; a contractor tried to repair with PVC to clay, which does not work. **Norm to provide update.**
 - a. In communicating with the city and county, there are no maps available for the plumbing installation of the park since this was performed by a contractor.
 - b. Possibility of Legacy to hire a company to map the piping of the entire park. **Norm to follow-up.**
- 8) During any water pipe breaks, no charges are made because no water goes through the water meter.

- 9) No business vehicles are allowed to park in the community parking lots; they must fit in your driveway. All RVs must also fit in your driveway.

Carolyn:

- 1) Complete .pdf version of New Resident packet and post to the HOA website. ✓
- 2) Update New Resident document packets. ✓
- 3) Post updated Board of Directors listing at the clubhouses and website. ✓

9. New Business:

1. **Change to HOA BOD Election Date:** According to the HOA By Laws, the fiscal accounting year is from January 1 to December 31. Propose to change the HOA BOD Elections to coincide with the HOA By Laws fiscal accounting year.

Proposed Changes:

- a) Election committee will be established in the month of September. Elections to be held the first week of December. Members may submit ballots in writing.
- b) New HOA board members will assume responsibilities on January first.

No changes are being made at this time. A special meeting will be held for HOA members to vote on the proposed changes. Date and time will be advised. Members not on site, will be sent an email for a vote on this issue during a Teams meeting.

2. Quarterly SAC Reports -

- a. Norman has received a quarterly report from SAC for Q1 2025. Need to schedule a review / audit. Carolyn will assist.

10. Questions and Answers

The meeting was opened to a question and answer session.

- a) **Question:** Lot 672 – Can we secure the Ulmertown road gate?

Answer: Unable to secure the gate as the condo's next to the park share the same entrance and exit.

- b) **Question:** Lot 1038 – Next door lot is in serious disrepair. The park owns the house; what will be done?

Answer: Norm commented that if we have a list of residents (along with pictures would be great) with the same issue, we, as the HOA can have a better communication with the Legacy staff, rather than complaining to the office. Let the HOA be the intermediary to attempt resolution. Note: Legacy took over 31 homes after last year's storms.

- c) **Question:** Lot 607 – Brick pavers are sinking at the Ulmertown guard shack. When will this be repaired – presents a safety issue.

Answer: Norm will investigate.

- d) **Question:** Lot 732 – Is it possible to hire people to monitor the pools? Issues with non-residents, and/or minors. Guests being un-attended in amenity areas.

Answer: Norm and Vinnie commented that hiring a security company would be expensive, and the cost would probably be passed onto the homeowners in the form of higher lot rental rates. Possibility to create a committee of residents to patrol the pool areas? Norm to investigate further.

- e) **Question:** Lot 538 & 752 – Vehicles speeding within the park. Both residents and park employees.

Answer: Speed bumps have been installed to try and mitigate the issue – more to be installed later.

- f) **Question:** Lot 454 – Driving range net at the Corral clubhouse needs repair.

Answer: Norm to look into this.

NOTE: Prior to the meeting we were struggling trying to turn on the sound system. Nancy Wright arrived to assist us – THANK YOU! On 6/20/2025, an email was received from Nancy Wright, providing step by step instructions on activating and de-activating the sound system. Huge Kudos to Nancy!!

11. Adjournment – The meeting was adjourned at 7:50pm.