

## HOA BOARD MEETING - JULY 3, 2023

The Rolling Greens HOA Board met on Monday, July 3, 2023 at 3:30 p.m. in the west clubhouse. Present were Mike Wehrle, Dianne Wieckert, Cynthia Marcella, Judy Crites and Alice Hobson. A quorum was established with 5 members present.

1st Vice President Mike Wehrle called the meeting to order at 3:30, opening with the Pledge of Allegiance. Mike announced that all members of the Entertainment Committee have resigned, including Chairperson Debra Prete. Accordingly, the July HOA event has been canceled due to lack of volunteers. Gary DeRose has also tendered his resignation as Chairman of the Communications, Safety and Welfare Committee. They deserve our appreciation for what they managed to accomplish despite the roadblocks that hindered their efforts. A recent meeting was held with Cove Management to discuss the problems the entertainment committee had dealt with. The use of the west clubhouse for HOA social events proved to be unsuitable. Cove Manager Terri Passaro has offered the use of the north clubhouse. Mike Wehrle notified her of what would be needed, e.g. suitable electrical outlets, storage space, and a double sink. Cove will also supply three large electric griddles. The storage space beside the stage will be made available, an electrician will be contacted and maintenance will install a sink.

Judy Crites noted there were numerous benches located throughout the community, but management refuses to replace the bench at the retention pond on Lakewood. The excuse is something about hurricane issues. This needs to be explored further at our next meeting with management.

Cynthia presented the Treasurer's report. Motion and second to approve the treasurer's report carried by raising hands. Cynthia requested the board's motion approving benevolent funds for the formation of a CERT team at Rolling Greens be rescinded until the members can vote on it in September. Motion by Cynthia, second by Mike to rescind the approval of benevolent funds for CERT training. Motion carried by raising hands.

Dianne read the minutes of the June board meeting. Motion and second to approve minutes carried by raising hands.

Regarding legal issues, a hearing is being set to consider Attorney Perry's motion to withdraw from the lawsuit. The hearing will be held after the upcoming appointment with a corporation attorney on July 13th in the hopes he will advise us and represent us in the matter. Attending the conference with the attorney will be Sandy Leach, Dianne Wieckert and Charles Pennington.

Dianne pointed out a recent communication from management regarding restricted golf cart parking indicated the decision was made at the request of the HOA. Restricted golf cart parking has never been discussed by the board and certainly not approved for presentation to management. The other board members concurred that it has never been discussed, so the question remains, who contacted the manager with the request. Apparently it was Mike

Loewenstein, newly appointed committee chairman. Dianne believes this needs to be brought to management's attention at our next meeting with Terri. Rolling Greens is a golf course community and a large number of residents use their golf carts on a regular basis. Discriminating against golf cart users by requiring them to park a great distance from their destination is not acceptable. Many golf cart users are also handicapped. The solution to the recent complaint regarding handicapped access to the north clubhouse could be resolved by increasing the number of reserved handicapped parking spaces, bearing in mind that those spaces would be available to both motor vehicles and golf carts with the appropriate handicapped insignia.

Dianne has the information needed to produce a residents' directory of addresses and phone numbers, but requires advice on a suitable format. Cynthia questioned the legality of a directory and Dianne pointed out it is a Florida Statute that the secretary of the HOA shall provide a listing of all residents which includes their addresses and phone numbers. Cynthia refuses to participate because of privacy laws which might negate this responsibility. Dianne does not believe there is a conflicting privacy law, so the question will be put to our new HOA attorney once he is retained and his advice will decide the issue of releasing a Residents' Directory.

Mike announced that with Gary DeRose's resignation, he is dividing the committee. It was also noted that Cove's Lifestyle program will no longer designate volunteers as Lifestyle Ambassadors. Any resident can volunteer to sign up for events at the concierge desk and any resident may request to conduct an event. It was the consensus this was a wise move which removes the stigma surrounding Lifestyle Ambassadors created by the recent lawsuit.

Dianne will request a meeting between the HOA board and Cove management and notify the directors when a convenient time has been agreed upon.

Meeting adjourned at 4:10 p.m.

Respectfully submitted,

APPROVED:

Dianne Wieckert  
HOA Secretary