

2025/2026 BOARD MEETING MINUTES

Date: 14 January 2026

Time: 6:00 PM

Place: Garden Club of Indian River County – 2526 17th Avenue, Vero Beach, FL

Board Meeting

Call to Order:

The meeting was called to order at 6:05 PM. With a majority of the officers present at the meeting, it was determined that we had a quorum to conduct the meeting. Unfortunately, Timm Weber was not available due to an accident on Route 60. We would like to thank him for his years of service and having an impact on our community.

Minutes from the December 3, 2024 and February 26, 2025 were approved as drafted.

The 2025 Budget/Financials were reviewed. Proposed 2026 Budget was presented. Due to the cost of future paving and to continue to add to reserves, the Board approved an increase to the annual 2026 dues.

RESOLVED, that the 2026 Budget was unanimously approved which included a \$110 increase in annual dues effective January 2026.

There being no additional business to come before the board, a motion was made and seconded to close the Board meeting and move to the Members Meeting.

Members Meeting

A call to order was made by Ms. Guy and Introductions were made by all in attendance. We had a total of 22 homes represented at the meeting and an additional 15 homes with proxies which were sufficient for a quorum so that the meeting could be conducted.

Three proposals for paving have been received and reviewed. Of the three, we narrowed it down to two. We met with both companies and await revised quotes to cover the additional roadway repairs and for them to review the core samples to determine which option and amount of asphalt. We have had core samples drilled in various spots throughout the neighborhood to provide us with an exact measurement of the depth of existing asphalt and it was determined that that our roads are in “poor” condition. As provided in the budget we do not yet have enough funds to cover the cost of paving the roads. Therefore, the plan is to get an exact quote, provide a deposit to lock in the rate and plan for a date Spring 2027. We will keep everyone apprised as we progress. Mr. Weber spearheaded this project and will continue to oversee until the contract is signed.

Two proposals have been received for new entry systems at each of the gates. One was very high tech with all the bells and whistles and came with a pricey annual fee. The second was to upgrade the system we currently have. The Board will review and propose a path forward so that our gates will operate efficiently and effectively going forward. A resident inquired as to what the warranty was on the gates that were painted – there appears to be some chipping at the bottoms. Wendy will reach out to Todd Faulkner to get them touched up. The outbound gate at 45th is dragging on the curb and maybe the reason it is getting stuck in place so often. The Board will look into this and get it fixed.

The irrigation system has had ongoing issues with the system and with securing service to the system. Unfortunately, there are not many local companies that are interested in working with us or agree to work with us and then are unreachable/unavailable. We have tried to solicit other vendors to no avail. Mr. Bremer suggested that we should reach out to Jordan Sprinklers as they installed the irrigation system at the time the community was developed. We have requested a quote from Stellar to take over the management of the system, but they have yet to provide any pricing. In the interim, Joe Taglione has agreed to be the main point of contact for issues with regards to the irrigation system – he can be reached on 518.339.0846. Mr. Taglione will help determine if it is an issue with the system or your sprinkler system. We greatly appreciate him volunteering to take this on.

Mr. Nones provided a brief overview of the 2025 Budget/Financials, 2026 Budget and Annual Fees that were shared in advance of the meeting. A few questions were raised, addressed, and no further discussion ensued. The increase in annual dues from \$1,370 to \$1,480 goes into effect immediately. Invoices will be mailed in the next few weeks with the payment due on/before March 1, 2026.

The meeting was opened up for Q&A. There were a handful of questions submitted in advance of the meeting and those were read and addressed. Questions and responses are below:

1. We have neighbors or neighbors' +guests who walk their dogs in the empty lots and do not pick up after them. I know this was brought up in the past, but it still occurs daily – can this be addressed?

Unfortunately, unless we catch someone in the act there is not much that the association can do. We ask that if you see something, say something. The Board will send out a friendly reminder that we do not have dog parks and that the vacant lots are private property.

2. We have neighbors who have gatherings and allow their guests to park on both sides of the road, making it hard to get through, and I'd imagine impossible for delivery trucks to pass.

A reminder will be sent out to the community to make sure that the parking is on one side of the road if at all possible and to not park so close as to park on lawns. In addition, a reminder to all residents to notify their contractors to be cognizant and courteous as to where they park to allow other vehicles to pass and no parking on

lawns. Overnight parking on the street is not allowed as per our covenants – all vehicles should be parked in driveways. If you must park on the street for a specific reason, please notify a board member so they stay informed.

3. The landscaping at both entrances is leggy and awful as well as the landscaping in all the cul de sacs. It all needs a major refresh – is that planned?

Right now, it is winter, so most plants and yards are not looking their best. The cul de sacs are in the cue for a refresh. The Architectural Review Committee suggested new plantings, and we are waiting on quotes from multiple landscapers. The plantings will be in place by spring. During this discussion, someone asked if pesticides were being used in the common areas – if so, signs need to be posted.

4. I would love children to be allowed to trick or treat in our neighborhood. I feel it is so much fun for them and for us. Why can't we leave the gates open for the holiday? They are open and broken or closed and stuck most of the rest of the year anyway.

A discussion ensued on this topic, and a subsequent motion was made and seconded to NOT allow the gates to be left open on Halloween.

5. I would like the board to consider modifying our existing irrigation system controller to one the residents could control with their phone. This would eliminate scheduling the controller and would enable residents to check their systems to keep lawns fresher. I believe safeguards like passwords, running time and frequency would be applied. If there is interest, I can research the matter.

Unfortunately, with the system in place we do not have the capability to allow everyone access. The system is limited and very easy to make a mistake so allowing other access would not be wise.

6. Why do the people that can't even see the lakes pay the same amount to keep them up?

All property owners' dues are the same regardless of where the homes sit within the community. For those that are on the lakes, they probably paid a premium for their lot and real estate taxes are potentially higher. In addition, the irrigation system gets water from the pond and that is something that we all benefit from.

7. We need to do something about pets urinating on our roads. My dog smells it, probably just like others, and wants to pee on it. In addition, there are times in the summer months where the smell is unbearable. How will this be addressed now and after we get new paving?

A notice will be sent out to all homeowners as a reminder that our roads are private and as such, we have to take care of the upkeep to them. Pet owners have the responsibility to control when/where their pets do their business. We are asking

those residents that have pets to be more courteous and respectful and pick up after their pets and to not use the roads as pet toilets. Any waste (solid or liquid) should be cleaned up with a bag or by spraying water to clear the scent and prevent foul odors or permanent stains in the road. We are asking all to be diligent now as it will be even more important when we have new roads.

A brief overview of the changes to the Bylaws and Covenants discussed at the February 2025 special meeting was provided. With no objections, ballots were distributed and votes tallied. The Bylaws as presented passed unanimously and the Covenants as presented passed by majority.

RESOLVED, that proposed changes as presented to the Covenants be accepted. The additional modifications were:

Page 1: change date from 2024 to 2004 which was typed in error.

Page 8: change oak tree to hardwood

Page 9: change no less than 80% to 60% of the property owners of the Association at an annual or special meeting.

Post meeting, these modifications shall be memorialized into a formal document. We will arrange a time to meet with residents to obtain, witness and notarize signatures. We must obtain signatures from 80% (49 out of 61) of our residents to pass the changes as per Florida Law. Once signatures are secured, we can legally bind and submit them to our attorney who will then file with the county.

Mr. Weber had advised us in advance that he would be stepping down as President. Mr. Segars submitted a nomination for a board position. We had a vacancy and only one nomination and as per Florida law no vote needs to take place and Mr. Segars was voted in. Positions for the 2026 board are as follows:

Mr. Ron Segars, President

Ms. Wendy Guy, VP/Secretary

Mr. Larry Nones, Treasurer

RESOLVED, that the officers as presented shall service for a one-year term.

We appreciate those that attended the meeting and provided input. With no further business to consider, a motion was made and seconded to adjourn the Meeting of the Board of Directors and Members. The vote was unanimous, and the meeting was adjourned.

Wendy Guy, VP/Secretary