

Evergreen Property Owners Association, Inc.



3232 SE Dixie Highway, Unit B | Stuart, FL 34997
T: 772-219-4474 | F: 772-219-4746

AGENDA

Monday, November 16, 2020

4:00 PM

1-602-580-9798 DIAL IN PHONE LINE

1480034# ACCESS CODE

1. Call to Order
2. Determination of Quorum
3. Meeting Minutes of October 19, 2020
4. President's Report- David Regan
5. Treasurer's Report- Bob Langevin
6. Manager's Report-
 - a) Holiday lights will be on this evening. Enjoy.
 - b) Violations Report -sent to Board
 - c) Resale Report- sent to Board
 - d) Directory Update- Ed Olsen will update
 - e) 80/20 Update- Tim Flannery will update
 - f) Damages at Community Entrance - update by Manager
7. Old Business
 - Gate closure between Evergreen and Copper Leaf (2006)
 - Drainage Update-
 - Landscape Update- Deb Starr or Debi Hoefer
8. New Business
9. Annual meeting and Nomination Committee Information
 - a) Nominating committee has been formed
 - b) Candidates night- February 15, 2021 (Monday) evening at 6PM
 - c) Annual Meeting will be Wednesday, March 17, 2021 at 3PM (includes Budget approval for April 2021-March 31, 2022
 - d) Mailings will begin in late December 2020
10. Q&A
11. Adjournment

Evergreen Property Owners Association, Inc.



Signature
Property Management

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Meeting Minutes

October 19, 2020

4:00 PM

Conference Call

1. The meeting is called to order by David Regan at 4:00 PM
2. A quorum is determined with the attendance of: David Regan, Bob Langevin, Ken Hooper-Capozzi, John Nelson and Debi Hoefler. Cheryl Marciano for SPM.
3. The minutes are reviewed once again by the Board from September 21, 2020. A motion is made by Bob Langevin to approve the minutes. A 2nd to the motion is made by Ken Hooper-Capozzi. Vote: all in favor
4. President's Report- David Regan
David begins by informing the Board and membership that South Florida Water Management District (SFWMD) prohibits vehicles, gas powered recreational vehicles on the C- 23 canal. In addition, owners who reside on the C-23 canal need to be mindful of the plants/trees/shrubs that they plant at the edge of their property lines. Nothing can impede the C-23 canal pathway. There are docks in total disrepair. David and Cheryl (SPM) will be checking the entire C-23 canal next month.
The Martin County water project is still being projected for first quarter of 2021. More information as it becomes available. The gate between Copper Leaf community and Evergreen had been closed since 2006. The gate had fallen into disrepair. The new owners of Crane Watch have secured the pathway and only issue keys to those Copper Leaf owners who join the Golf Club.
The drainage project is under way, with inspections carried out last week. This included Board member, Drainage committee member, Selective Land Clearing and SPM.
5. Treasurers' Report: Bob Langevin all financial information is based on month end 09.30.2020. The operating acct. is at \$245,071.00 Reserve acct. \$ 169,653.58. Total asset is \$ 445,613.69 a motion to approve treasurer's report is made by Ken Hooper Capozzi. A 2nd to the motion is made by David Regan. Vote: all in favor
6. Manger's Report: the holiday lighting is installed. The lights will be turned on 11.16.2020 per David Regan. This has been confirmed. The Oak tree lighting vendors have met with Ken Hooper Capozzi. Coastal Lighting and Arlington Electric both submitted proposals thru Ken. Johnson Electric does not want to submit an estimate based on the specifications created. The proposals will be tabled until the Holiday Lights are taken down in January and the proposals for two contractors will be considered only.

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7. 80/20 Committee: Tim Flannery speaks to the 113 homeowners who responded to the survey. 86.6 % of the homeowners are in favor of pursuing a change to the amendments. We will be sending this information out to all owners by 11.11.2020, after legal counsel has had the opportunity to review.
8. A Nominating committee will be assembled for the 2021 Annual meeting and Candidates Night. Announcement of the chair and members will be in November.
9. The directory consent forms have been provided to the Directory Committee Chair.
10. New Business: David Regan announces that Rhonda Schaeffer has sold her home in Evergreen. She has tendered her resignation to the Board. David Regan introduces Debi Hoefler, who is on the landscape committee and administrator of the Evergreen website. David would like to make a motion to appoint Debi Hoefler to the Board of Directors for the remaining term, which is March 2021. A 2nd is made by Ken Hooper Capozzi. Vote: all members are in favor. The Board would like to thank Rhonda for her service to the community and wishes her well in her new home.
11. Committee Reports: The Tropical Tree Company, who does the annual hurricane trimming in the community, will be submitting a written report before the end of next week, on Palm Tree health in the community. This report will be sent to Debi Hoefler and Deb Starr.
12. Q&A: Mr. Meeker of Bermuda Way asks if Evergreen owners will have access to the gate with Copper Leaf. – The Board explains that the gate is owned/operated by the Crane Watch Golf. This is for Copper Leaf owners who join the golf club only.
13. Daniel of the Securitas Company at the front Gate: a flag was stolen from a home on Island Way. 4 men were reported shirtless on the golf course after hours. Martin County Sheriff was called. Homeowners need to be mindful of the STOP WORK TIME for their hired contractors...6:00PM. Security is getting multiple phone calls from owners. An animal that appeared to be blind/deaf was lose in the community and Animal Control of Martin County was called to the property.

Respectfully submitted:

Cheryl Marciano, LCAM

SPM



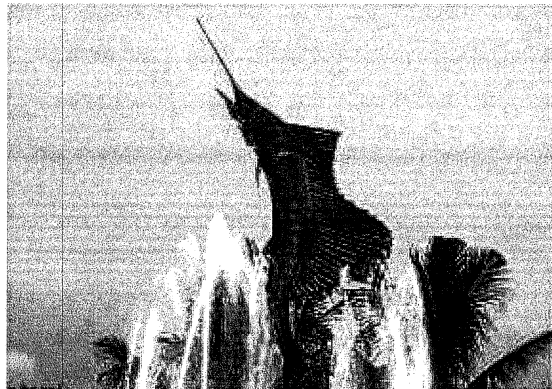
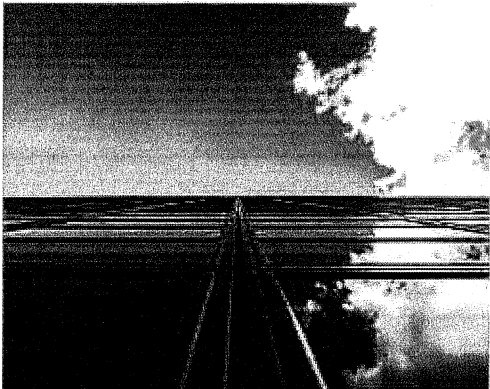
Signature
Property Management

Impactful, Solution Based Association Management

Locally owned and operated in Martin and St. Lucie Counties since 1998

PREPARED FOR:

Evergreen Property Owners
Association, Inc.
October 31, 2020 Financial Statement



Locations: 3232 SE Dixie Highway, Unit B
Stuart, Florida 34997

459 NW Prima Vista Boulevard
Port St. Lucie, Florida 34983

Phone: 772 - 219 - 4474

Fax: 772 - 219 - 4746

www.signaturepropertymgmt.com

EVERGREEN POA

Balance Sheet
As of 10/31/20

ASSETS

CURRENT ASSETS:

10025	PETTY CASH	\$	100.00	
10050	CSB OPER X2188		220,282.62	
10125	CSB MM OPER X3033		73,281.20	
	TOTAL CURRENT ASSETS			\$ 293,663.82

RESERVES:

11000	CSB MM RSV X8833	\$	153,536.56	
11050	BKFL MM RSV X1734		18,643.05	
	TOTAL RESERVES			\$ 172,179.61

ACCOUNTS RECEIVABLE:

12000	ACCOUNTS RECEIVABLE	\$	41,204.31	
12025	ALLOWANCE FOR BAD DEBTS		(1,666.64)	
	TOTAL ACCOUNTS RECEIVABLE			\$ 39,537.67

OTHER ASSETS:

12100	PREPAID INSURANCE	\$	5,062.94	
20035	PREPAID EXPENSES		4,360.90	
20036	PREPAID ANNUAL EXPENSES		439.64	
20052	A/P CLEARING		(250.00)	
	TOTAL OTHER ASSETS			\$ 9,613.48

TOTAL ASSETS				\$ 514,994.58
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

30225	DEFERRED ASSESSMENTS	\$	109,234.67	
30230	DEFERRED CLUB ASSESSMENTS		4,125.00	
30250	PREPAID MAINTENANCE FEE		4,220.10	
30275	ACCRUED EXPENSES		32,410.57	
30400	FEASIBILITY STUDY		625.00	
	TOTAL CURRENT LIABILITIES			\$ 150,615.34

EVERGREEN POA

Balance Sheet
As of 10/31/20

RESERVES

50025	GENERAL	\$ (9,823.22)	
50050	RES - STREET/DRAINAGE SYSTEM	4,583.24	
50075	RES - VEHICLES	2,999.64	
50100	RES - GATE EQUIPMENT	8,300.57	
50125	RES - GUARDHOUSE	7,155.08	
50150	RES - MAILBOXES	3,233.90	
50175	RES - ROADS	107,551.59	
50200	RES - STORM CLEAN-UP	42,889.75	
50225	RES - INTEREST	5,289.06	
	TOTAL RESERVES		\$ 172,179.61

EQUITY:

54999	PRIOR YEAR EXPENSE	\$ 1,359.00	
55000	FUND BALANCE	96,738.30	
	CURRENT YEAR NET INCOME/(LOSS)	94,102.33	
	TOTAL EQUITY		\$ 192,199.63
	TOTAL LIABILITIES & EQUITY		\$ 514,994.58

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MONTHLY MANAGER'S REPORT

DATE: _November 2020

ASSOCIATION NAME: Evergreen POA

To: Board of Directors

- 1. Violation Report**
- 2. Resale Report**
- 3. 80/20 Survey finding sent to all owners**
- 4. C-23 Canal Inspection of Foliage and Docks**
- 5. Holiday Lights set for 11.16.2020 ON**
- 6. Gutter damage- will be paid for by All
American Landscape**
- 7. Front visitor chop arm, struck 10.31.2020
and paid already by Baer Furniture to
Bartlett.**

Run Date: 11/11/2020

Run Time: 2:01 pm

EVERGREEN POA

Violations Report - 11/11/20

Address	Owner Name	Summary
-		
SW BIMINI CIRCLE S		
4246 SW BIMINI CIRCLE S	DEMBROSKI	SIGNS
4365 SW BIMINI CIRCLE S	MANDY ORIGINAL CINS LLC	Pick-up truck in driveway.
5065 SW BIMINI CIRCLE S	JILL KIRSCHENBAUM	BOAT PARKED IN DRIVEWAY

Cheryl Marciano

To: Cheryl Marciano
Subject: Evergreen POA

Dear Owners:

This email is being sent to those property owners who live on the C-23 canal.

The South Florida Water Management District (SFWMD) provided some feedback to the Board late this summer regarding trees/shrubs/plants, that have been planted by owners- that are now encroaching on the SFWMD property. This is prohibited. Kindly check your property boundaries and make certain that your foliage is as close to your property line as possible.

Please do not add any additional plantings.

The docks are a source of concern to the inspectors for SFWMD. We saw some docks that are in total disrepair and need to be restored or removed. This includes weeds and growth thru the deck boards and walkway of the dock. We will re-inspect after the first of the year with the SFWMD team.

They have stated that the SFWMD has the authority to remove unsafe dock structures. Please use the next 60 days to inspect your dock and make the needed repairs or remove the structure. The cost of the removal will be the responsibility of the current owner.

Cheryl Marciano, LCAM

Property Manager



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