

# Evergreen Property Owners Association, Inc.



3171 SE Dominica Terrace | Stuart, FL 34997

T: 772-219-4474 | F: 772-219-4746

## Meeting Agenda

June 1, 2021

4:00 PM

Conference Line 1-602-580-9798

1480034#

1. Call to Order
2. Determination of Board Quorum
3. Meeting Minutes: May 24, 2021
4. New Business:
  - a) Appointment to vacancy of Hearing Committee- S. Barresi
  - b) Motion for Hearing Committee- to be revised to include dollar (\$) amount of fine. Violation : 3301 SW Island Way
  - c) Grievance Committee- will be referred to as HEARING Committee in all future correspondence and minutes.
5. Adjournment

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## Meeting Minutes

05.24.2021

Conference Call 1-602-580-9798

1480034#

6:00 PM

1. The meeting is called to order by David Regan at 6:05PM
2. The quorum is David Regan, Bob Langevin, John Nelson, and Debi Hoefer. Dawn Owen is absent tonight. Cheryl Marciano is facilitating the meeting and minutes.
3. The minutes of Jan 25, 2021 are reviewed by Board. A motion to approve without corrections is made by Debi Hoefer. A 2<sup>nd</sup> by John Nelson. Vote: All in favor the minutes of April 19, 2021 are reviewed. A motion is made by John Nelson to approve without correction. A 2<sup>nd</sup> is made by Debi Hoefer. Vote: All in favor.
4. President Report; David Regan speaks of the county water coming to Evergreen. Our January guest speaker was Phil Keathly of Martin County. He informed David the the link to getting information on the project is MARTIN.FL.US- then go to District 4 under "projects". No information is available from our county contact on sewer at this time, we are quite a ways down on the list. Certainly a few years away. Bimini North is the site of the current drainage. Selective has identified the crushed pipe and we are working with utilities to move the lines away from the area that must be dug out to make the needed repairs. No cuts did miss a Comcast line and unfortunately it was hit. Comcast was quite timely – 48 hours to make the repair. The Crane Watch Golf may be ready with new furniture to welcome the meetings back in person. David will advise for June.
5. Treasurer's Report: Bob Langevin See attached financial income/expense sheet for banking balances. A motion is approve the information is made by Debi Hoefer. A 2<sup>nd</sup> is made by John Nelson. Vote: all in favor. The Board was asked to consider a request from an owner, who paid late to waive \$14.75. The Board was provided the general ledger for the homeowners account. A motion was made by Debi Hoefer to deny the request. A 2<sup>nd</sup> to the motion was made by David Regan. Vote: all in favor of DENY.
6. Old Business: We had the All County Paving Company and their engineer on site for the Bimini Circle North, road way area. They determined this can be fixed and the proposal was sent to the Board to review/questions. The price is \$7900.00 and the work can commence on 06.14 & .6.15.2021. A motion is made to approve by Bob Langevin. A 2<sup>nd</sup> is made by John Nelson. Vote: all

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7. New Business: a new list of homes for the continuation of the drainage project was sent by Selective Land Clearing to property manager. **There are a total of five (5) areas.** A motion is made to accept the proposal by Bob Langevin. A 2<sup>nd</sup> is made by John Nelson. Vote: all in favor
8. Additionally please send Selective to re-examine the work previously done at **3825 Bimini Cir South. Per Owner Starr request.**
9. Daniel Of Guard Station – reports on reduction in golf cart complaints of children driving. Perhaps the accident several weeks ago is the reason. 4 Martin sheriff visits to the community in May 2021.
10. LANDSCAPE: Debra Starr and Debi Hoefer: the landscape committee has been working with three vendors, including the current landscape vendor for the past several months. They have reviewed and interviewed all three companies and have decided that Dakota Landscape at **\$2271.00** should be contracted for Evergreen beginning on 07.01.2021. A motion is made by Debi Hoefer to accept this proposal. A 2<sup>nd</sup> is made by Bob Langevin. Vote: all in favor. Cheryl will take responsibility of sending a termination of contract letter to Naturescape for 06.30.2021. Additionally an email will be sent with the letter as attachment. Royal Green Fertilization has proposed a new service of \$3700.00 yearly to begin on 07.01.2021. Cheryl will speak with Royal Green to adjust the palm fertilization portion of the contract, due to the reduction of palms over the past 24 months. A motion to accept the \$3700.00 is made by David Regan. A 2<sup>nd</sup> is made by John Nelson. Vote: all in favor. The landscape committee asks that Green leaf tree trimming be asked to recount the palms before submitting the next 3 year contract. This trimming for 2021 Hurricane season is the final year on the current three (3) year.
11. Having no further business to come before the Board, a motion is made by Bob Langevin to adjourn at 6:52pm. A 2<sup>nd</sup> from Debi Hoefer. Vote: all in favor.

Respectfully submitted:

Cheryl Marciano, SPM for and on Behalf of the Board of Directors



*Impactful, Solution Based Association Management*

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

PREPARED FOR:

Evergreen Property Owners  
Association, Inc.

April 30, 2021



*Address:* 3171 SE Dominica Terrace  
Stuart, Florida 34997

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# Evergreen Property Owners Association, Inc.

Balance Sheet as of 4/30/2021

Asset	Operating	Reserve	Total
<b>Operating Funds</b>			
10025 - Petty Cash	\$100.00		\$100.00
10050 - CenterState Operating - 2188	\$256,153.89		\$256,153.89
10400 - CenterState MM Operating - 3033	\$73,347.17		\$73,347.17
<b>Total Operating Funds</b>	<b>\$329,601.06</b>		<b>\$329,601.06</b>
<b>Reserve Funds</b>			
12000 - CenterState MM Reserve - 8883		\$168,408.15	\$168,408.15
12001 - Bank Florida MM Reserve - 1734		\$18,633.98	\$18,633.98
<b>Total Reserve Funds</b>		<b>\$187,042.13</b>	<b>\$187,042.13</b>
<b>Accounts Receivable</b>			
15010 - Accounts Receivable	\$36,208.27		\$36,208.27
15500 - Allowance For Bad Debt	(\$2,916.66)		(\$2,916.66)
<b>Total Accounts Receivable</b>	<b>\$33,291.61</b>		<b>\$33,291.61</b>
<b>Other Assets</b>			
20010 - Prepaid Insurance	\$4,468.18		\$4,468.18
20020 - Prepaid Expenses	\$20.00		\$20.00
20030 - Prepaid Annual Expenses	\$700.21		\$700.21
<b>Total Other Assets</b>	<b>\$5,188.39</b>		<b>\$5,188.39</b>
<b>Total Asset</b>	<b>\$368,081.06</b>	<b>\$187,042.13</b>	<b>\$555,123.19</b>

Liability / Equity	Operating	Reserve	Total
<b>Liability</b>			
30000 - Prepaid Assessments	\$7,233.41		\$7,233.41
30100 - Accrued Expenses	\$7,718.13		\$7,718.13
30105 - Accrued Annual Expenses	\$6,291.63		\$6,291.63
30200 - Clearing Account	(\$228.00)		(\$228.00)
30300 - Deferred Assessments	\$113,620.00		\$113,620.00
30301 - Deferred Club Assessment	\$4,594.00		\$4,594.00
30303 - Deferred Feasibility Study	\$625.00		\$625.00
30400 - Accounts Payable: Operating	\$20,052.91		\$20,052.91

# Evergreen Property Owners Association, Inc.

Balance Sheet as of 4/30/2021

<b>Total Liability</b>	<b>\$159,907.08</b>	<b>\$159,907.08</b>
<b>Reserves</b>		
45000 - Reserves: General	(\$9,406.53)	(\$9,406.53)
45001 - Reserves: Street and Drainage System	\$4,999.93	\$4,999.93
45002 - Reserves: Vehicles	\$2,999.64	\$2,999.64
45003 - Reserves: Gate Equipment	\$10,383.88	\$10,383.88
45004 - Reserves: Guardhouse	\$7,988.39	\$7,988.39
45005 - Reserves: Mailboxes	\$3,233.90	\$3,233.90
45006 - Reserves: Roads	\$115,259.90	\$115,259.90
45007 - Reserves: Storm Clean-Up	\$43,931.44	\$43,931.44
45100 - Reserves: Funding	\$2,218.51	\$2,218.51
45500 - Reserves: Unallocated PY Interest	\$5,412.42	\$5,412.42
45501 - Reserves: Interest (Current Year)	\$20.65	\$20.65
<b>Total Reserves</b>	<b>\$187,042.13</b>	<b>\$187,042.13</b>
<b>Equity</b>		
55100 - Prior Year Surplus	(\$2,923.10)	(\$2,923.10)
55200 - Prior Year Income/Expense	\$982.50	\$982.50
55700 - Accumulated Fund Balance	\$203,988.61	\$203,988.61
55900 - Net Income	\$6,125.97	\$6,125.97
<b>Total Equity</b>	<b>\$208,173.98</b>	<b>\$208,173.98</b>
<b>Total Liability / Equity</b>	<b>\$368,081.06</b>	<b>\$555,123.19</b>