

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF CHAMPION FOREST FUND, INC.
HELD ON May 24, 2023, AT 6:00 PM, Via ZOOM TELECONFERENCE

DIRECTORS PRESENT:

Mary Matthews, President
Russell Hildebrand, Vice President
Paul Cox, Director
William Boyle, Director

DIRECTOR ABSENT:

Bruce Roloff, Director

In Attendance:

Homeowners: Macie Steed, Ally Hahn, Philip Neri, Ron Blum
Shannon Cook represented the Managing Agent, PMG Houston

Owner Forum:

Ms. Hahn asked about the Women's Club magazine and why there is no local contact list information in it. She also asked about the Flock cameras and believes a post in the magazine regarding the cameras would be good. Mrs. Matthews suggested she talk with the Women's Club regarding their magazine and informed her that she and Mr. Mike Parsons of Estates at Windrush HOA, have submitted an article on Flock for the Women's Club mag and for general HOA media circulation.

CALL TO ORDER:

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:06 PM by Mrs. Matthews. The Managing Agent assisted in recording the meeting minutes.

Contract Deputy Report - Sgt. David Mathieu

Sgt. Mathieu gave a brief report of the Constables work the previous month

- There were 105 contract checks
- There were 92 tickets issued
- The Flock cameras data recently helped law enforcement to locate a vehicle and perpetrators leading to arrest for a series of BMV's in the subdivision.

Cypress Forest Pud Report – Mary Matthews

Mrs. Matthews reported in the PUD President Mr. Dicioccio's absence.

- New Champions Industries recycle bins are currently being delivered
- Glass will no longer be accepted in recycling
- HCFCFCD recently removed dead trees and tended to their land south Cypresswood Drive
- An agreement has been reached with the county to increase maintenance of the HCFCFCD land south of Cypresswood Drive

Consideration of the Minutes:

On a motion duly made, the minutes of the Board Meeting of April 26, 2023, were approved

COMMITTEE AND COMMUNITY REPORTS:

Grounds and Maintenance Report – Monarch Landscaping Amy Fontana

April completed work:

- Irrigation Inspection (comp 4/26)

- Spring color and mulch has been added
- Shrub and ground cover fertilization
- WO# 19940 rut repair on esp. 2
- WO# 19722 Manningtree entry / exit
- WO# 19672 irrigation repairs
- WO# 19673 irrigation repairs
- WO# 20057 irrigation repairs

Upcoming work:

- Irrigation Inspection (sch 5/25)
- Site Audit
- Spring post emergent turf treatment application
- Ant treatment and prevention application
- Installation of warranted replacement shrubs at entrances

Architectural Control Committee - Macie Steed reported as liaison for the committee

- Seventeen ACC approval applications have been submitted since the last meeting
- Thirteen have been approved
- Two that were previously denied and resubmitted have been approved
- Two are pending
- The two new builds in the subdivision are nearing completion and looking tidy

Wall Committee – Mary Matthews & Russ Hildebrand:

- It was reported that the gully has just been mown making inspection conditions optimal
- Mr. Hildebrand reported that inspections and proposals would be sought
- A sign board removal proposal was received. The Board tabled the proposal pending alternatives
- Quotes to be sought for alternative esplanade and entrance installations

Website & Community Liaison Update – Mary Matthews:

- Safety awareness postings for June will be vacation watch & hurricane season preparedness
- June article submission for the Women’s Club ‘the Forest’ magazine was on Golf Cart Law & Safety
- July article submission was on Flock by Security Liaisons Mrs. Matthews and Mr. Mike Parsons of Estates at Windrush HOA
- Mr. Cox has agreed to compose the HOA article for the August edition of the Women’s Club magazine

Flock Cameras – Mary Matthews:

- Mrs. Matthews reported that the cameras are functioning optimally

Proposals and Votes

- Approved – Monarch Irrigation repairs # 20396 \$2,483.41
- Approved – Monarch Tree overhang trimming for sign visibility # 20306 \$450

MANAGEMENT REPORT- PMG Community Director

Financial Statements Review

- The December financials are currently being audited. Once they are corrected, the last several months will be updated and ready for approval. It was reported that the audit issue is one of categorization of expenses
- Total delinquency balance is \$114,566.38 including legal fees owed

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session to discuss legal reports, accounts receivable

ACC:

- The proposed upcoming changes in legislation were discussed
- A second ACC Guideline Policy review meeting will be scheduled for early June

Delinquencies:

- 209 demand letters are near expiration at which time all outstanding 2023 delinquent accounts will be sent to attorney's office for collections
- A/c 471-9177 submitted a check for balance payoff of account. As agreed by the Board, legal case closed

Legal

- Nothing at this time

Reconvene to Open Session

Scheduling Of Next Meeting:

The next meeting of the Board of Directors of Champion Forest Fund, Inc. was scheduled for June 28, 2023, at 6:00 PM via Zoom

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:16 PM

Respectfully submitted: Recording Secretary _____

Approved as Correct:

28th June 2023 Date

 Mary Matthews Director