1. Attendance, Quorum and Call to Order (4:04 pm)

With a quorum present, the January 13th, 2022, first quarter meeting of the Town of Tioga Community Association, Inc quarterly Board of Directors Meeting was called to order at 4:05 pm.

Directors present: Shirl Regis, Luis Diaz, Beth Rosenblatt, Amber Beckham Trish Reilly, and Frank Diaz

Directors not present – Claire Marcussen phone in

Tioga Community Management Staff present Debbie Crouch & Kimi Hines

1. Consideration of Minutes
2. Quarterly Board Meeting Minutes 10/21/21

**Motion made by Luis approve minutes, Trish seconds, all in favor, minutes passed.**

1. Financial Report
2. Account balance report

Overview of the account balances compared from 12/31/2021 to today 1/13/2022.

We have about 60% of assessments still outstanding and they are not due until 1/15/2022.

1. Tioga arrears report - Lot 132 has been turned over to John Hayter’s office
2. 2022 Proposed budget review w/2021 actuals, to include supportive quotes – Review of budget by each line item. Reminded board of playground project, it’s suggested to remove what’s left of the existing fountain and not to replace until we know what is happening with the upgrades of the playground.

No changes on the Villas budget.

Terrazas may need to have a committee made and a special meeting to discuss a possible increase to cover expenses needed as the buildings age. In 2021 we did run across difficulties due to scheduling and lack of labor/materials. These items still need to be budgeted for even though they weren’t completed in 2021.

Table Terrazas talk until we have a special meeting.

Discussion on landscape quotes (3) obtained: Big Trees, Cepra, and Masters.

Masters chose not to bid due to the relationship with Big Trees.

Discussion on the need for the irrigation mapping to be completed.

Beth feels that the board has a fiduciary responsibility to obtain bids. It is stressed that a total of 3 bids have been obtained and due to labor struggles throughout the area it is an ongoing effort to obtain bids or responses from contractors. Also, the relationship many share with Big Trees.

**Motion made by Luis approve the budget, Trish seconds, all in favor, minutes passed.**

1. Number of homes actual/projected

Changing the number from 2021 of 436 so we have an updated average of 443.

1. 2022 Actual general, Villa, and Terrazas capital/actuals

HVAC repair was moved to 2022 from 2021 & we updated numbers per quote, Cabana bathroom floors, jasmine plan, pool resurface maybe just do the kiddie pool, resurfacing all basketball and possibly both tennis courts (do we add pickle ball), playground equipment working on quotes possibly doing in phases, amenity fencing and gates. Alleyway repairs – Debbie and Shirl have a list that they have compiled including lots 43 and 92.

**Motion made by Luis approve the quote for Comfort Temp to replace at this time only the main mini split and sign up for the yearly maintenance of the whole system) all 3 units), Trish seconds, all in favor.**

1. Old Business
2. Alley way repairs

Waiting on WG Johnson’s schedule & Debbie will report back of cost due to added repairs.

1. New Business
2. Villas Committee

Only item to report from Howard Gordon is the owners facing higher insurance premiums because the age of the roof. Could be a future concern and would like the board to know. Fences on some of the Villas may need to be replaced due to tree roots

1. Resident open forum

Steve Provost retention pond erosion repair, Luis agrees to meet with Steve after meeting.

SW 128th Ave pathway that connects to NW 127th, adding another bollard to stop golf carts and ATV’s from coming through with unleashed dogs and to stop the destruction of driving in retention pond, board agrees to add. We will also make sure all appropriate signs are placed as well.

1. Schedule next BOD meeting

Terrazas Special Meeting Thursday February 17th, 2022, at 4:00 pm.

2nd quarter BOD Meeting Thursday April 28th, 2022, at 4:00 pm.

1. Adjournment 5:56 pm **- Motion made by Shirl to adjourn, Trish seconds, all in favor**