

Minutes
Citrus Park Place Association
Board Meeting
April 14, 2023 12:30 P.M.
Nectar Ridge Ct. cul-de-sac

- 1 **Call to Order:** Meeting called to order at 12:35 pm
- 2 I. **Proof of Notice of Meeting:** Notice not confirmed, initial status meeting.
- 3 II. **Determination of Quorum:** 3 Board Members present – Ryan Radigan, Tory Nelson, Mike
- 4 Pate
- 5 III. **Reading of Prior Minutes:** No minutes provided yet by Previous Mgmt
- 6 IV. **Manager’s Report/Old Business:**
- 7 a. **Vendor Insurance Landscape Maintenance:** Current vendor has W/C exemption for only
- 8 himself. Manager to check with current vendor to provide W/C or other management
- 9 services will need to be procured.
- 10
- 11 V. **Ongoing Business:**
- 12 a. **Pond Maintenance:** Current vendor not providing the services as requested. Quotes
- 13 should be garnered from other services providers. (Blue Water, The Lake Doctors,
- 14 others to be provided by BOD)
- 15 b. **SFWMD audit:** Audit should have been done in March. M.Castro contacted Kenny
- 16 Engineering to get an extension and quote the audit. R. Radigan indicated he had
- 17 approved D.S. Franks to do SFWMD audit. Mike to reach out to D.S. Franks.
- 18 c. **Sidewalk Repairs:** M. Castro indicated any repairs the association does on sidewalks
- 19 need to be permitted and done in accordance with county requirements in order to
- 20 keep the county as the primary responsible party.
- 21 VI. **New Business:**
- 22 a. **Pressure Washing:** Manager getting quote for fence pressure washing. Vendor to offer
- 23 discounted pressure washing to neighborhood.
- 24 b. **Irrigation/Lighting at front of neighborhood** – BOD goal is to understand financial status
- 25 and cost of bringing power and water to the common field and both sides of the
- 26 community entrance. This would offer the possibility to do more community
- 27 beautification.
- 28 c. **Tree Trimming:** Manager procured 2 quotes; looking to gather additional quotes. Goal
- 29 is to raise the tree canopy, not beautify the trees as they are on homeowner property.
- 30 A notice should go out to homeowners indicating this. Quotes should include the
- 31 removal of a dead tree at the bend of the cul-de-sac.
- 32 d. **Financial Review** – provide a financial review of funding availability for community
- 33 projects such as power, county water access and common area beautification. e
- 34 VII. **General Items Public Comment:**
- 35 a. Field parking: Currently there is one RV and one trailer parked in field parking. T.
- 36 Nelson indicated the RV owner signed a form and agreed to pay a small fee to park
- 37 there. The trailer sent a request to Mike. We did not receive any forms from previous
- 38 management and will follow up with them.
- 39 VIII. **Adjournment:**

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Approved by Signature

Print Name

Title

Date