**Las Olas Homeowner’s Association 2025 Annual Members Meeting Minutes**

The annual meeting was held on January 11, 2025 and called to order by 4:04pm with a quorum present.

2024 annual meeting minutes were approved as written

2024 Treasurer’s Report:

* Based on the operating budget, no proposed increase in HOA fees for 2025
* Estoppel and interest income assumed same as 2024 budget
* Requested and approved by the board in October to move money from our operating account to our money market to realize interest gains
* Our year end expenses were $8,312 to the positive
* Our 2025 budget is expected to have income and expenses of $71,750 for a neutral budget

2024 Completed Projects

* Relighting of A1A palm trees
* Front A1A fence repair
* Mulching of entrance ways & cul de sac
* Entry gate repair & upgrade (we will not be replacing the gate screens due to costs)
* Waterfall repair and improvement to water flow – Recognition was given to John Gervolino & staff for volunteering and shouldering the major renovation completed in 2024. Thank you John
* New traffic and street signage due to hurricane damage – some additional work to be completed in 2025 but already approved and ordered
* Fixed sprinklers in the community lot and waterfall areas
* Cleaning and clearing our pathway thanks to our neighborhood cleanup day. Additionally, post hurricane, the city cleaned up major debris and damage because we have volunteered to receive into our retention ponds the surrounding roads excess stormwater
* Brian Smith completed the paperwork to grant private road access to FEMA to provide post-hurricane storm clean up.

2025 Projects

* Palm cutting & waterfall area cleanup – We will alert the homeowners of the date (likely Spring). You can contact directly with the vendor to take care of your personal palm maintenance needs.
* Landscape screening to block the back of Jerry’s (at community lot area) – *Agreed on at the Board Meeting that followed the annual meeting subject to final cost review.*
* Continued maintenance on the sprinklers and waterfall and fountains
* AT&T was granted access to install fiber optic cable for an upgraded internet. We are not sure of timing this year. No cost or inconvenience to the homeowners

Community Clean Up Day

* Due to the success of last year’s cleanup day, we will again be hosting a community cleanup day. **Mark your calendar:**  **Saturday March 8th** (15th as a back-up) **from 9am – 11:30am**. Lunch and water provided. Bring gloves and yard tools and chip in for as long as you can to help beautify our neighborhood. All ages welcome.

Vendor Management

* At this time, we will not be adding weed control into our common lot expense covered by Davis. Currently, we contract for insect control and fertilization every other month.
* Clear Water maintains our fountains
* East Coast Landscaping provides our common area lawn service
* Derick Felix maintains our irrigation system. We have 2 wells (waterfall area and common lot). Waterfall area system is at least 25 years old. It is noted that we may have some expenses to repair these in the future.

Member’s Forum

1. Insufficient sprinkler coverage near the fence line of property south of the front entrance waterfall and fountain area. The board has agreed to review sprinkler coverage and look into how to retain water at the top of the hill.
2. Landscape or hide the fence and back of Jerry’s establishment. Suggestions included plants or a decorative tall wall to shield Jerry’s back and roof equipment. The board has agreed to add this to the 2025 project list and will begin to collect estimates for all considerations.
3. Question was asked about new home construction. 4 homes were built in 2024 and 2 or 3 are expected in 2025.

Old Business

* Recognition was provided to Colleen Hudimac and Holly Williams for their exceptional idea and execution of the 1st annual Las Olas Holiday Party. Thank you for all your efforts – it was a fantastic afternoon of fun, games, conversation and food.
* Recognition was provided to homeowners who volunteer to help our neighborhood stay clean, specifically completing maintenance projects and common area yard work. Special mention was given to Mike Revak, John Gervolino and Steve Fields.

Election of Board Members

* Paul Aicher was nominated to serve on the board
* Recognition was provided to Brian Smith for his service to the board since 2011.

Meeting was adjourned at 4:40pm

***The 1st 2025 Board Meeting was immediately after our Annual Meeting. Here is your 2025 HOA Board***

* *Mike Revak – President*
* *Ray Longo – Vice President*
* *Greg Marcum – Treasurer*
* *Natalie Heidrich – Secretary*
* *John Gervolino*
* *Paul Aicher*

The 2025 HOA Board approved the Las Olas HOA 2025 Budget as prepared and presented.

Please reach out to us at any time with questions, concerns, or suggestions.

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