

Las Olas Homeowners Association, Inc.  
Annual Meeting Minutes  
February 25, 2023  
9:00 a.m.

Board Members Present: Brian Smith, Marty Foreman, Mike Revak and Terry Revak. Jack Rollins was absent.

HOA Members Present: Craig Geiger, Stephanie & Keith Johnson, Kathy Martin-Smith, Scott Tobin, Dennis & Pam Walker, Steve Larkins, Chris Chard, Susan Gervolino, Natalie Heidrich, Joe Hulecki, Arun Iyampillai, and Wendy Miller.

Proxies Received from: Paul Roiff, Jenn Mascola, and Steve Stiger.

Guests: Frank Ganz, Esquire, of Smith, Bigman, Brock

The meeting was called to order at 9:03 a.m. by President, Brian Smith. A quorum of the membership was established thus allowing all attending members and proxies to vote.

Brian asked for any changes to the Annual Meeting minutes from last year. There being none the minutes stand. Brian made a motion to accept the meeting minutes from 2022, Terry seconded and it passed with the membership.

Terry Revak, Secretary & Treasurer, reviewed the 2022 budget. The operating budget came in under budget; however, several large bills from work performed in December did not hit until the January 2023 budget. Mike made a motion to accept the 2022 budget, Terry seconded and it passed with the membership.

She reviewed the 2023 budget. Large operational costs continue to be lawn maintenance, utilities and insurance. Terry added that over all everything on the budget will increase in 2023. Brian added specific vendor cost increases we are already seeing including Tetra Tech and FP&L among others. He stated the Board carefully reviewed the budget and in light of the increases recommends the HOA dues increase to \$1100.00/year. If there is a budget surplus it will be moved into the money market to save towards any future issues such as road maintenance.

Member meeting suspended at 9:33 a.m. for separate board meeting. Member meeting resumed at 9:35 a.m.

2022 Completed Projects presented by Brian Smith

1. Irrigation at the community lot
2. Grading and sodding of the community lot
3. Brick paver walkway, pad area and shell walkway to beach on north side of common lot.
4. Two picnic tables added to common lot

5. Cleaned front waterfall and replaced & updated waterfall pump

#### 2023 Proposed Projects presented by Brian Smith

1. Refresh water fall area, cut back overgrown landscaping, re-mulch
2. Clean and paint entrance signs
3. Bi-annual trimming of all palms on common areas
4. Bi-annual trimming of Oleanders along Peninsula
5. Sunshade at community lot
6. Possibility of new gate keypads based on cost/funds

#### Vendors presented by Brian Smith

1. Tetra Tech Sewer – storm water review contract
2. Clear Waters Inc. – balancing and treatment of ponds
3. East Florida Lawn Solutions – lawn maintenance
4. Magic Overhead Door, Inc. – maintenance of gates
5. Nay Hill – monthly irrigation maintenance
6. Massey Services – common lot fertilization and insect control
7. Volusia Turf Pros – monthly weeding and debris removal
8. Stewart's Tree Professionals – palm & tree trimming/clearing
9. Custom Dock Builders – removal and replacement of beach walkover
10. Smith, Bigman, & Brock – legal services

Brian turned the floor over to Mike to review the status of the beach walkover. Mike stated that all of the permits are in place and Stewart's has already cleared and removed the 30 year-old vegetation from the walkway area. Custom dock builders should begin removal of the structure in mid-March. The plan is to get the east part of the walkway finished first to avoid turtle season. The hurricanes took out the stairs completely and several feet of the walkway. The new build will be shorter and with less stairs. There is a chance there could be a price reduction on this project but unclear as to how much until it gets in process.

#### Board Member Comments:

Marty encouraged people to join the newly expanded board. He then stated he was asked to join another board and will be resigning from the Las Olas board but will continue to help as needed.

Mike thanked Marty for his service. He also reminded the membership that the flags in the common lot mark the sprinkler heads for the lawn service to get accustomed to. Please do not remove them.

Terry added that with the waterfall upkeep some cracks in the fiberglass shell need to be addressed.

Brian also thanked Marty for his service and was pleased to serve on the board as president.

#### Member's Forum

Pam Walker expressed her concern that we do not start any new projects due to economic concerns. Any extra monies should be saved.

Craig Geiger asked if we have any standard reserves we need to keep – Terry commented that Jack says that only condo HOAs have certain reserve requirements, our HOA does not. We do our best to save as much as possible and it is saved in the HOA money market.

Scott Tobin asked if a developer had purchased the string of 8 lots currently for sale and if so, do we have anything in our documents to prevent “cookie cutter” houses from being built. Frank Ganz, legal counsel, added that since we have an Architectural Review Board in place the HOA has some leniency should this occur. The board all agreed there is no developer interest at this time.

#### Election of Board of Directors:

Brian, Mike, and Terry all were nominated and elected to continue another one-year term. Marty nominated Jack to continue as Vice President. From the floor the following members were nominated and elected to the newly expanded board: Susan Gervolino, Arun Iyampillai, and Natalie Heidrich.

Brian added that 5 homes are currently under construction with 2 of these being almost complete. We have not received any other permits for new homes at this time.

Adjournment: 9:51 a.m.

Respectfully Submitted,

Teresa Revak  
Secretary & Treasurer

As always please contact any of the board members with questions, concerns or ideas.

Brian Smith – [oxmanor@msn.com](mailto:oxmanor@msn.com), 847-736-5262  
Jack Rollins – [jbrollins@cfl.rr.com](mailto:jbrollins@cfl.rr.com), 386-562-3016  
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Las Olas Homeowners Association, Inc.  
Board of Directors Meeting  
February 25, 2023  
Director Expansion & Budget Vote

Board Members Present: Brian Smith, Mike Revak and Terry Revak. Jack Rollins was absent.

President Brian Smith called the meeting to order at 9:33 a.m. A quorum was established at the meeting.

A motion was made by Brian to expand the number of directors from 5 to 7. Marty seconded the motion and it unanimously passed. Brian then made a motion to accept the 2023 proposed budget. Mike seconded the motion and it unanimously passed.

Meeting adjourned at 9:35 a.m.

Respectfully Submitted,

Terry Revak  
Las Olas HOA Secretary & Treasurer

Las Olas Homeowners Association, Inc.  
Board of Directors Meeting  
February 25, 2023  
Organizational Meeting

Board Members Present: Brian Smith, Mike Revak, Susan Gervolino, Natalie Heidrich, Arun Iyampillai, and Terry Revak. Absent: Jack Rollins

Brian called the meeting to order at 10:02 a.m.

Existing board members welcomed the new members.

The Board unanimously voted and agreed on the following board officers:

President: Brian Smith

Vice-President: Jack Rollins

Treasurer: Terry Revak

Secretary: Natalie Heidrich

Members: Susan Gervolino, Arun Iyampillai and Mike Revak

The next board meeting is scheduled for Thursday, March 23, 2023 at 4 pm in the board room of the Ponce Inlet Community Center. It will be posted on the community board as well as the website.

There being no further business the meeting was adjourned at 10:18 a.m.

Respectfully Submitted,

Terry Revak

LOHOA Treasurer