

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:00 p.m. to 10:20 p.m., December 19, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President
Katie Carner, Vice President (Via Teams)
Ronald Crasta, Treasurer
Cory Rivenburgh, Secretary
Gary Boostrom, Director (Via Teams)

Also present was Manny Lugo, General Manager, Susan Harrison, Assistant General Manager, and Amanda Sisco, Sr. Director of Sited Operations (Via Teams)

Quorum was established, and Mr. Short called the meeting to order at 7:00 p.m.

Minutes – November 21, 2024 minutes were approved unanimously.

Constable Report –Deputy Litvik read the Monthly Deputy’s Report. There was some additional discussion concerning the usage of motorized bikes and scooter. The laws regarding Gulf Cart usage in our community was also clarified.

Perimeter Fence Update- Jason Rainosek stated that there have been some delays with the fencing project due to the holiday crew size, they are expected to back to full capacity by the beginning of January 2025.

Requested 20% of the down payment for scope area 8, \$24,724.00, Katie motioned, Cory seconded to make the payment motion was passed unanimously.

Jason Rainosek requested another \$20,000 not to exceed on his contract. *Katie motioned; Cory seconded to this request the motion was passed unanimously. Added discussion regarding the timely manner of requests.*

Added some additional information and requests regarding Phase II, which is 20,000 Linear feet of wall, he asked that letters start being sent out as the next phase to get started as Phase II of the wall. Directive to have Barsalou’s office to start sending out all the letters, the board asked that his office add to the letter “to notify us actively, whether they are not going to participate in the completion of the wall”. Tabled the rest of the conversation regarding Aber starting next Phase until they finish what we already have started.

Ezee Fiber Presentation – Curtesy Customer Appearance, answered several concerns regarding the current project in Firethorne. Noted that HOA has nothing to do with this project. The construction is happening in the county right-of-way in the utility easement. Reach out directly to Ezee Fiber regarding this project.

Committee Report –

Amenities Committee – Therese Kotara - Chair

- reported on a Wood Lilly fencing project. She has put together a work scope and is actively getting bids. Discussed contacting the Mud regarding access to some areas before moving forward.
- reported on the N. Clubhouse, she is meeting with contractors to prepare the main room for rentals along with other requirements. Occupancy Certificate is still needing to be obtained.
- submitted a requisition for the new tables and chairs needed in the N. Clubhouse. Board will review information.
- working on getting bids for S. Clubhouse for painters.
- working on work scope for landscaping around the pool

Board, Thanked Therese for the work she did getting the Holiday decoration done around Firethorne.

Modifications Committee – Adam Haines – Chair

- Reported they are staying up to date on applications.
- Waiting to hear back for the attorney about modification updates that they requested to be made to the guidelines.
- Conversation regarding street light modification

Board, Thanked Adam for the work he has done on the committee and wished him a Happy Holiday.

Community Watch Committee - Meredith Lauer - Chair

- Shared information regarding the mail theft. Provided tips and ideas to help homeowners protect themselves from mail theft.

Board, Thanked Meredith for the work she has done on her committee and wished her a Happy Holiday.

Cell Tower Exploratory Committee – Bob Havin– Chair

- Reported on new development regarding a cellphone tower near Lindsey Elementary and Jordan Crossing. He feels that with some mini towers that are being investigated, this should address our issues of cell reception in Firethorne in the next year.

Board, Thanked Bob for the work he has done and wished him a Happy Holiday.

Special Events Committee – Chandra Rathje – Chair

- Reported on Frosty Fest on December 7, 2024 had a nice turn out nicely and appreciated all the homeowners that turned out for the event.

Board, thanked Shandra, Lena, and rest of their committee members for all their hard work and wished them a Happy Holiday.

Suggestion from the board to management, to get signs that say, “Event this weekend, direct them to TownSq for event information” to put out throughout the community for the different upcoming events.

Firethorne Fire Fish – Swim Team

- Report to come regarding schedule and use of the competition pool.

Financials –

Manager’s Report–

- Manny provided the Board with the Manager’s Recap of the Month Report.

Ratified motion, Katie motioned to approve the MRI inspection report for the columns that looked into the water entry and other issues, Gary seconded. Motion was carried unanimously.

Old Business –

- a) The Board will review Pool RFP before next meeting.
- b) Repairs on Pool Replaster – Management to provide contract information that has been gathered.

New Business –

- a) Proposed Fine System for Violations of Deed Restrictions, some discussion by Gary Boostrom
- b) Sport Field and Court Rules – Some discussion regarding league reservations of courts 1 and 2. After much discussion a *motion was made by Katie that we will enter into court reservation for the first quarter of the year, starting the 1st business day of January through March 30, for courts 1 and 2, Monday thru Friday 9:00 – noon. To be revisited in March to see how it is going. Motioned was seconded and passed unanimously.*

Management – Update signs for the tennis and pickle ball courts – get bids together.

Some additional discussion from the sport field committee is to have the lighted area of the field be divided into three sections. Management is to gather bids to have lighted sports fields divided into three sections.

- c) Commercial Insurance – *Katie, made a motion to ratify the renewal of the commercial insurance with the addition of the travel/accident insurance coverage, Ronnie seconded motion carried unanimously.*
 - d) Water Wheel Pond Fountain – Some discussion regarding making repairs to the water wheel fountain. Board to review this project in more detail.
 - e) Next Board Meeting, Thursday, January 23, 2025, at 7:00 PM
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Executive Session-- The Board went into Executive Session at 9:00 p.m.

Executive Session ended at 10:20 p.m.

The meeting was adjourned at approximately 10:20 p.m.

Meredith Lauer, Secretary
