

**ESCONDIDO HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MARCH 13th, 2024**

MINUTES

CALL TO ORDER

The meeting was called to order by T. Brooke Spell at 6:02P.M.

DETERMINATION OF QUORUM

No quorum of homeowners to conduct business at the annual meeting.

APPROVAL OF 2023 MINUTES

No approval, as there was no quorum at the 2023 Annual Meeting, but T. Brooke Spell read the minutes as written.

INTRODUCTION OF CANDIDATES

Three candidates were seated by acclamation.

Brent Pendleton – 2 years

Laura O'Reilly – 2 years

Morgan Modine – 2 years

OPEN FORUM

Chad Edwards went over all the improvements that were made and upcoming for Escondido, as well as went over the financials and Budget that was passed for 2024-2025. He also mentioned that the board would be tightening the grip on violations and would, if need be, start fining homeowners if no compliance.

There was a small Q and A session.

There being no further discussion at this time, the meeting adjourned at 6:46pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, January 17th, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Morgan Modine
Marlene Harris
Pasquale Del Giudice
Karen Parliament

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 12/20/23 BOD meeting minutes with one revision in the open discussion comments, Laura O'Reilly seconded and all were in favor.

OPEN DISCUSSION

None

OLD BUSINESS

- Monument Sign Update – Brent Pendleton mentioned that he received contact from 2 additional vendors that would like to bid on the project.
- FPL LED Light Replacement – About half of the lights have been installed. Brooke is going to reach out to see when they will be finished.
- Striping at Front Entrance – Brooke will reach out for status.

NEW BUSINESS

- Budget Discussion – Brent Pendleton made mention that there would likely be an increase this year due to insurance and security, in addition to all the regular minor increase items. The board would like to get a schedule for the notices for the annual meeting as well as the budget workshop and budget meetings.

- Late fee – 21362 EWS – Brent Pendleton made a motion to waive the late fee due to extenuated circumstances, Laura O’Reilly seconded and all were in favor. The check was sent on 10/11, according to the bank statement, but not deposited until 11/7, which ensued a late fee.
- Fining – The board would like to get a clear and detailed description of all violations, as well as history to be presented to the board before levying fines. Brooke will provide and this will be discussed at the next board meeting in February.

COMMITTEE REPORTS

- Treasurer’s Report
Brent Pendleton gave the financial report for the end of December of 2024.
- Security
Karen Parliment mentioned that the new guard, Damon, is doing really well and helped her out on a specific incident. Pat also mentioned that since they have replaced the guards there has been significant progress.
- Orientation
There is one active home for sale.
- Architectural
None – Violation letter needs to go out to 21272 EWS as the sidewalk has not been replaced. This was voted on by the board in the 11/15/23 meeting. Brooke will issue a violation letter.
- Landscaping
Flowers have been planted and look great.
- Maintenance
None
- Legal
None

NEXT MEETING

Wednesday, January 31st, 2024, Budget Workshop Meeting, 6:00pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Laura O’Reilly seconded and all were in favor of adjourning at 6:45pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, January 31st, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Morgan Modine
Marlene Harris
Wayne Miller

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Pasquale Del Giudice
Karen Parliament

CALL TO ORDER

The meeting was called to order at 6:05pm.
A quorum of the board was established as indicated above.

BUDGET

Chad Edwards explained the budget and went through the notes on the account.

T. Brooke Spell will get invoices pertaining to APS, for gate expenses, Website Expense and Contingency.

OPEN DISCUSSION

None

NEXT MEETING

Wednesday, February 21st, 2024, Budget Workshop Meeting, 6:00pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Laura O'Reilly seconded and all were in favor of adjourning at 6:27pm.

Escondido Homeowners Association

Budget Meeting

Zoom – 6:00pm

Wednesday, March 13th, 2024 - Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Morgan Modine
Karen Parliament
Marlene Harris
Laura O'Reilly

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Pasquale Del Giudice
Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:00pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 2/21/24 minutes, Karen Parliament seconded and all were in favor.

ADOPTION OF 2024/2025 BUDGET

Brent Pendleton made a motion to adopt the 2024-2025 proposed budget as written, Karen Parliament seconded and all were in favor.

NEXT MEETING

Wednesday, April 17th, 2023, 6:00pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 6:02pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, April 17th, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Morgan Modine
Marlene Harris
Pasquale Del Giudice
Karen Parliament

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:02pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 3/13/24 BOD meeting minutes, Laura O'Reilly seconded and all were in favor.

OPEN DISCUSSION

There was a discussion about the issue of individuals walking through private yards to access the lakes for fishing. There was also a discussion about vehicles being parked on swales and blocking sidewalks, both of which are prohibited according to the docs of the community. The board would like Crest to distribute a letter addressing trespassing, parking on the swale/blocking sidewalks, speeding, pet waste, etc. after drafting and receiving approval.

OLD BUSINESS

- Oak Tree Trimming Proposal – Morgan Modine made a motion to approve the tree trimming proposal from Baker Landscaping for \$5825, Brent Pendleton seconded and all were in favor.
- Board Committee Members –
 - Finance/Treasurer – Brent Pendleton
 - Security – Pasquale Del Giudice, Karen Parliament
 - Orientation – Marlene Harris
 - Architectural – Laura O'Reilly
 - Landscaping – Morgan Modine
 - Maintenance – Brent Pendleton
 - Legal – Morgan Modine

- Monument Sign Update – Brent Pendleton mentioned that he never received any communication back from Hartzell Construction about a bid for the monument sign. Brent suggested that it would be best to move forward with the bid from Budget Signs, given their price as being competitive and the response in the mark ups that were shown at the last meeting. Brent Pendleton made a motion to accept the proposal from Budget Signs for \$45,242.16, Morgan Modine seconded and all were in favor.
- FPL LED Light Replacement – Still waiting on FPL to finish the LED project.

NEW BUSINESS

- Fining – Morgan Modine will go over the list to ensure proper fines
The homeowner from 21272 EWS mentioned that he received the letter, for replacing common area sidewalk with pavers, but it was the only letter he has received, however, it was noted that in the November board meeting, the board voted on favor of the homeowner replacing the common area sidewalk back to its original state. The homeowner was instructed to fill out a revised ACC application for approval and replace the sidewalk. The homeowner agreed that he would be in contact with T. Brooke Spell, property manager, about this moving forward.
- Holiday Lighting Proposal – Morgan Modine made a motion to accept the Holiday Lighting proposal, Brent Pendleton seconded and all were in favor.

COMMITTEE REPORTS

- Treasurer’s Report
T. Brooke Spell gave the financial report for the end of February of 2024.
- Security
Pat is having an issue with the software at the guardhouse and suggested that he and Brooke try to figure out a better solution with ABDI.
- Orientation
None
- Architectural
 - 21195 EWN – Painting denied
 - 21035 EW – Painting approved
 - 21039 EW – Pavers approved
 - 8665 VDB – Fence approved
 - 8944 EW – Landscape stones approved
- Landscaping
None
- Maintenance
South monument sign, left hand side light out
- Legal
None

NEXT MEETING

Wednesday, May 15th, 2024 6pm via Zoom

ADJOURNMENT – Morgan Modine made a motion to adjourn, Brent Pendleton seconded and all were in favor of adjourning at 6:43pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, May 15th, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Marlene Harris
Pasquale Del Giudice
Karen Parliament

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller
Morgan Modine

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 4/17/24 BOD meeting minutes, Marlene Harris seconded and all were in favor.

OPEN DISCUSSION

Brent Pendleton is going to email about a homeowner that is having difficulty contacting Crest for payment resolution.

OLD BUSINESS

- FPL LED Light Replacement – Still waiting on FPL to receive the lights to finish the project
- Monument Sign Update – Brent Pendleton mentioned that the drawings needed revisions and they were received today.
- Oak Tree Trimming Proposal – T. Brooke Spell will advise when this work is scheduled.

NEW BUSINESS

- Fining –

21125 Escondido Way – Brent Pendleton made a motion to fine \$100 for the oil stain in the driveway, Marlene Harris seconded and all were in favor.

21215 Escondido Way N – Brent Pendleton made a motion to fine \$100 for the oil stain on the driveway, Marlene Harris seconded and all were in favor.

21240 Escondido Way S – Brent Pendleton made a motion to fine \$100 for the mold on the walls, Karen Parliment seconded and all were in favor.

21344 Escondido Way S – Marlene Harris made a motion to fine \$100 for the dirty roof, Brent Pendleton seconded and all were in favor.

21076 Madria – Marlene Harris made a motion to fine \$100 for the dirty roof and \$100 for the dirty driveway, Brent Pendleton seconded and all were in favor.

8646 VDB – Brent Pendleton made a motion to fine \$100 for the dirty driveway, Marlene Harris seconded and all were in favor.

8694 VDB – Brent Pendleton made a motion to fine \$100 for the dirty driveway and \$100 for the dirty roof, Karen Parliment seconded and all were in favor.

COMMITTEE REPORTS

- Treasurer's Report
Brent Pendleton gave the financial report for the end of March of 2024.
- Security
DL scanner – Brooke will follow up with the DL scanner with ABDI
- Orientation
21199 Escondido Way
21210 Escondido Way
- Architectural
21039 EW – Pavers approved
- Landscaping
None
- Maintenance
South monument sign, left hand side light out
ID reader
- Legal
None

NEXT MEETING

Wednesday, June 19th, 2024 6pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Marlene Harris seconded and all were in favor of adjourning at 6:35pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, June 19th, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Pasquale Del Giudice
Karen Parliament
Morgan Modine

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller
Marlene Harris

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 5/15/24 BOD meeting minutes, Pat Del Giudice seconded and all were in favor.

OPEN DISCUSSION

Homeowners mentioned that security guards are still not checking ID's at the gate.

OLD BUSINESS

- FPL LED Light Replacement – Still waiting on FPL to receive the lights to finish the project
- Monument Sign Update – Brent Pendleton is making sure the architect has everything he needs for the rendering.
- Oak Tree Trimming – T. Brooke Spell said this should be scheduled and completed by the end of the month
- Fining Status – Brooke mentioned that during the fining committee there were only three fines approved out of the seven as four had already cured the violations prior to the fining meeting. The addresses that were fined were 21125 EW, 21215 EWN, and 21344 EWS.
- Entry Landscape Planting – Morgan Modine confirmed all have been planted and look great.

NEW BUSINESS

- Sidewalk Repairs – Brooke is going to get some estimates for this.

COMMITTEE REPORTS

- Treasurer's Report
Brent Pendleton gave the financial report for May of 2024.
- Security
Call Box – Brooke will continue to update the community on when this will be repaired. Brooke and Pat are going to email the supervisor for the guards about not checking ID's.
- Orientation
21227 EWN – pending
21326 ESW
21176 EW
21210 EWN
21199 EW
8912 EWE
- Architectural
21035 EW – windows and doors
21225 EW – exterior painting
8847 EWE – windows and doors
21272 EWS – sidewalks
8676 VDB – fence
8710 VDB – new roof
- Landscaping
Morgan Modine mentioned that he needed to get irrigation repaired at the front entrance.
- Maintenance
Pedestrian lights – Nicky to clean globes and poles near the park.
- Legal
None

NEXT MEETING

Wednesday, July 17th, 2024 6pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 6:45pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, July 17th, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Pasquale Del Giudice
Karen Parliament
Morgan Modine
Marlene Harris

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 6/19/24 BOD meeting minutes, Laura O'Reilly seconded and all were in favor.

OPEN DISCUSSION

A homeowner expressed his discontent with Crest's compliance inspector not getting back to him in a timely manner to address an issue with his driveway. T. Brooke Spell that he will make sure the homeowner is contacted tomorrow, Thursday, July 18th to communicate and help get the violation resolved.

OLD BUSINESS

- FPL LED Lighting Improvements – FPL reached out and mentioned they had to reorder the lights and will have them installed as soon as they receive.
- Monument Sign Update – Brent Pendleton said the sign company and architect are finally on the same page. Chad Edwards mentioned that he would like Brent to forward information received to be sent to the board and management.
- Oak Tree Trimming – Completed 7/3/24
- Sidewalk Repairs – The board would like Crest to get a proposal from Cobra and also have 5 Star and Baker revise their proposals. Approval of the project will take place at the next meeting.
- Repair Existing Bar Code Reader – Completed 6/28/24

NEW BUSINESS

- Brent Pendleton mentioned he is getting a proposal for sandblasting the benches at the park.

COMMITTEE REPORTS

- Treasurer's Report
Brent Pendleton gave the financial report for June of 2024.
- Security
Still actively getting complaints about not checking ID's. Brooke and Pat are going to have a conference call with the supervisor. Chad expressed that every person that enters the visitor side gate needs to show ID, regardless of any excuse. This will compel homeowners to get a barcode if needed and deter any sort of security breach from the front entrance.
- Orientation
21227 EWN
- Architectural
8651 EWE – pavers
21094 EWN – accordion shutters
- Landscaping
Brent mentioned that a palm at the entrance on the north side near sign may need to be removed.
Palm Trimming – Morgan Modine made a motion to approve the palm trimming proposal for \$1600.00, Brent Pendleton seconded and all were in favor.
- Maintenance
Pedestrian lights – Nicky to clean globes and poles near the park.
- Legal
The board mentioned that a phone number should be listed to contact on the 30 day notices sent to homeowners.

NEXT MEETING

Wednesday, August 21, 2024 6pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 6:40pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, August 21st, 2024 – Approved

PRESENT FROM THE BOARD

Brent Pendleton
Laura O'Reilly
Pasquale Del Giudice
Karen Parliament
Morgan Modine
Marlene Harris

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller
Chad Edwards

CALL TO ORDER

The meeting was called to order at 6:02pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Laura O'Reilly made a motion to approve the 7/17/24 BOD meeting minutes, Morgan Modine seconded and all were in favor.

OPEN DISCUSSION

None

OLD BUSINESS

- FPL LED Lighting Improvements – FPL has still not finished the project. Brooke will follow up.
- Monument Sign Update – Brent Pendleton said the architect and county are not on the same page when it comes to the code. Brent will update as soon as he knows something.
- Sidewalk Repairs – Brooke received updated proposals from 5 Star paving regarding the correct square footage of the project, as well as Baker Landscaping regarding the correct number of root barriers and pruning. The proposals were displayed to the board. Morgan Modine made a motion to accept the proposal from All County Paving to repair and grind the sidewalks in the scope, as well as the Baker Landscaping proposal for root barrier and pruning for a total amount of \$19,322.00, Karen Parliament seconded and all were in favor.
- Update on Front Entrance Maintenance – All is complete, but there is a dead palm across from the guard gate on the south side that needs to be removed. Brooke will submit the work order.

- Bench Repair/Replacement – Brent Pendleton spoke about the benches and revealed that it would be more cost effective to replace the benches than to attempt to sandblast and powder coat. The two options for replacement are new aluminum at \$705/bench or recycled plastic at \$549/bench. Laura O’Reilly made a motion to replace the two worst benches with the recycled plastic at \$549/bench, Pasquale Del Giudice seconded and all were in favor.

NEW BUSINESS

- None

COMMITTEE REPORTS

- Treasurer’s Report
Brent Pendleton gave the financial report for July of 2024. Crest is going to address the delinquencies as there are several.
- Security
Brooke spoke with the supervisor of the guards and updated her that the same issues of not ID’ing guests is still a major problem. Pat recommended that the guard working from 3pm-11pm is consistently not doing the job correctly and needs to be replaced. Brooke will convey this to Claudine, the supervisor.
- Orientation
None
- Architectural
8912 EWE – Windows and Doors
- Landscaping
M&P is eating lunch on property and throwing chicken bones on common area. Brooke will address.
- Maintenance
Brent is going to look into some new globes for the park lights as they are very badly stained.
- Legal
Crest is going to send letters to homeowners with delinquencies and send accounts with over 90 days to the attorney.

NEXT MEETING

Wednesday, September 18th, 2024 6pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 6:55pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, September 18, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Laura O'Reilly
Pasquale Del Giudice
Karen Parliament
Morgan Modine
Marlene Harris

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 8/21/24 BOD meeting minutes, Morgan Modine seconded and all were in favor.

OPEN DISCUSSION

A homeowner mentioned that there are trees and weeds encroaching on his property from the easement belonging to the neighboring community, Mizner Point. The board asked that he submit pictures and draft a letter he would like the board/management to send to their management company to help with the situation. The board will then edit the letter, if needed to give to Brooke to send.

Another homeowner mentioned that there is an abandoned vehicle that has been parked for a while with an expired license plate. Brent could not find any tow stickers so the board asked if Crest could order some tow stickers to keep at the guardhouse.

OLD BUSINESS

- FPL LED Lighting Improvements – FPL has still not finished the project. Brooke will follow up.
- Monument Sign Update – Brent Pendleton mentioned that the architect and county are all on the same page with the work and code at this point.

- Sidewalk Repairs – Brooke is waiting on the scheduling for this project. Chad stated that the deadline for scheduling is the first week of October, as he doesn't want this to interfere with Halloween.
- Update on Front Entrance Maintenance – All is complete, but there is a dead palm across from the guard gate on the south side that needs to be removed. Brooke will submit the work order.

NEW BUSINESS

- The holiday lights will be installed the week of 11/19/24
- The board as a whole maintained that you are not allowed to have signs, but the documents make no mention against flags of any kind.

COMMITTEE REPORTS

- Treasurer's Report
T. Brooke Spell gave the real time account balances for all three accounts, as the August Financials were not available for viewing yet.
- Security
Brooke and Pat spoke with the supervisor of the guards and updated her that the same issues of not ID'ing guests is still a major problem. Pat recommended that the guard working from 3pm-11pm is consistently not doing the job correctly and needs to be replaced. Most of the guards have improved. Brooke and Pat will revisit this issue with the supervisor.
- Orientation
None
- Architectural
21215 EWN – Roof Replacement
21094 Madria – House Painting
21025 Madria – Repairs to home
- Landscaping
Park Hedge Trimming – this has been completed
Queen Palm and Areca Palm – the board would like Baker to come in, remove and grind.
- Maintenance
Bench repair/replacement – Project completed for 2 of the 3 benches.
Light Globes – Nicky has not yet brought the globes to Brent. Brooke will make sure he does.
White Pole lights – There are a couple lights out at the front that need to be repaired.
- Legal
Two residents were sent to the Attorney for Collections.

NEXT MEETING

Wednesday, October 16th, 2024 6pm via Zoom

ADJOURNMENT – Morgan Modine made a motion to adjourn, Brent Pendleton seconded and all were in favor of adjourning at 6:55pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, October 16, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Pasquale Del Giudice
Morgan Modine
Marlene Harris

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller
Laura O'Reilly
Karen Parliament

CALL TO ORDER

The meeting was called to order at 6:07pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 9/18/24 BOD meeting minutes, Morgan Modine seconded and all were in favor.

OPEN DISCUSSION

None

OLD BUSINESS

- FPL LED Lighting Improvements – FPL has still not finished the project. Brooke will continue to follow up.
- Monument Sign Update – Brent Pendleton mentioned that the deposit check has been sent.
- Sidewalk Repairs – Complete

NEW BUSINESS

- The holiday lights will be installed on 11/11/24
- Setup committee/Volunteers to develop hurricane protocols
- Guards – need to set a protocol of times when the guards leave and return
- M&P – need to set up for them to come in and clean debris and streets
- Prepare guardhouse (shutters, doors, windows) – Pat
- Gate Arms – Pat

- Hurricane committee
 - o Pat – point 1
 - o Brent – point 2
 - o Chad – point 3

COMMITTEE REPORTS

- Treasurer's Report
Brent Pendleton gave the report.
- Security
Security is doing a good job of getting more strict on ID's
- Orientation
21065 EWN – Cash sale
- Architectural
21065 Madria – replace facia
- Landscaping
Park Hedge Trimming – this has been completed
Queen Palm and Areca Palm – the board would like Baker to come in, remove and grind.
- Maintenance
Park Hedge Trimming – completed
- Legal

NEXT MEETING

Wednesday, November 20th, 2024 6pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Chad Edwards seconded and all were in favor of adjourning at 6:35pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, November 20th, 2024 – Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Pasquale Del Giudice
Morgan Modine
Marlene Harris
Karen Parliament

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller
Laura O'Reilly

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Brent Pendleton made a motion to approve the 10/16/24 BOD meeting minutes, Morgan Modine seconded and all were in favor.

OPEN DISCUSSION

None

OLD BUSINESS

- FPL LED Lighting Improvements – Brooke will continue to follow up.
- Monument Sign Update – Brent Pendleton mentioned that a survey needs to be completed. Karen Parliament made a motion to approve a survey by Philips Survey Company for \$1200, Morgan Modine seconded and all were in favor.
- Brooke is working to get the DL scanner working at the guardhouse. The barcode scanner also needs to be checked, as homeowners are still experiencing delays and issues, and the time stamp also needs to be corrected, on the app, as it is an hour off.

NEW BUSINESS

- Brooke will get in touch with All County to have irrigation repaired at 21150 Escondido Way.

COMMITTEE REPORTS

- Treasurer's Report
Brent Pendleton gave the report.
- Security
None
- Orientation
21050 EW \$806k
21065 EW \$547k
- Architectural
21241 EWS – Windows and Doors
- Landscaping
Morgan Modine will be speaking to M&P about replanting the flowers at the front entrance.
- Maintenance
Chad Edwards mentioned that there is a very foul smell coming from storm drains and will contact Brooke by Friday if the smell hasn't subsided. Morgan Modine made a motion to authorize up to \$4000 to clean/pump drains, Marlene Harris seconded and all were in favor.
- Legal
Chad and Morgan would like monthly updates.

NEXT MEETING

Wednesday, December 18th, 2024 6pm via Zoom

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 6:24pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, December 18th, 2024 –Approved

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Pasquale Del Giudice
Morgan Modine
Marlene Harris
Karen Parliament
Laura O'Reilly

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Pasquale Del Giudice made a motion to approve the 11/20/24 BOD meeting minutes, Morgan Modine seconded and all were in favor.

OPEN DISCUSSION

None

OLD BUSINESS

- FPL LED Lighting Improvements – Completed
- Monument Sign Update – Brent Pendleton mentioned that the contractor is waiting on paperwork and next is permitting.

NEW BUSINESS

- Budget Meeting – 2/19/25 – 6pm
- Annual Meeting – 3/5/25 – 6pm
 - Back up for Annual 3/12/25

Chad would like the board to submit wish list items. Laura would like the display box at the front park area removed. Karen Parliament made a motion to remove the display box, Laura O'Reilly seconded and all were in favor.

Pat would like some sort of structure/cover for the children waiting on the school bus. Chad mentioned that some funds could be put toward a rendering to see what a project like this my cost.

Chad also asked Pat to check with the guards to see if they need anything.

It was also mentioned that golf carts are being driven throughout the community by underage drivers and they are speeding. The board would like Crest to send out communication regarding the golf carts, landscape debris placed out too early, the blocking of sidewalks by vehicles, pet waste not being disposed, and the schedule for garbage, recycling and landscape debris.

COMMITTEE REPORTS

- Treasurer's Report
T. Brooke Spell gave the report.

- Security
Pat and Brooke are working with the supervisor to get rid of one of the guards.

- Orientation
21050 EW \$806k – sold

- Architectural
21130 EW – pool resurfacing
21212 EW – tree removal
21213 EW – tree removal
8736 EWE – fence
21241 EWS – windows and doors
21088 Madria Circle – house painting

- Landscaping
Morgan Modine will get some flowers placed up front.

- Maintenance
Brooke mentioned that there is a backflow issue and it needs to be rebuilt. Marlene Harris made a motion to approve the repair for \$671, Morgan Modine seconded and all were in favor.

- Legal
Chad and Morgan would like monthly updates.

NEXT MEETING

Wednesday, January 8, 2025 Zoom Budget Workshop

ADJOURNMENT – Pat made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 6:42pm.