Minutes of the SEPTEMBER 8, 2022
Neighborhood Captains' Forum

The Forum was called to order at 2:03 PM in the RSF2 Classroom by Janet Nolan, EC Chair. HOA Board President Brenda Taylor and Captains from 21 neighborhoods attended. We welcomed new Captains Stacy Carson of Candlewood North and Megan Moses of Rainbow Lakes East. The minutes of the July 14, 2022 Captains Forum were accepted.

I. Janet Nolan presented the **Summary Executive Committee Meeting** Sept 1, 2022
   A. Review of all existing Standards of Practice.
   B. A decision made to stop hard copies. Electronic copies, including the Handbook, will be in each Captains' Drive.
   C. New members of the Executive Committee were discussed.
   D. Questions/application process for the new Executive Committee Members.
   E. Applications must be in by Wednesday October 12, 2022.
   F. Support of the training process of the EC members.
   G. Recruitment of the remaining neighborhood positions.
   H. No longer use the handout format for information to Captains.
   I. Reflections **-** Due Sept 27th: Rainbow Lakes West –Karen Parsells
   Due Oct 27th: Terra Vista North - Sindy Sanders
   Due Nov 27th: Flora Vista North - Donna Toth; Volare -Rosalie Sones
   Due Dec 27th: Capri – Marsha Montgomery
   J. The link to Neighborhood webpages on SolivitaHOA.com has been moved to the HOA section. Information will be included in Monday's email. If you need additional training, please contact Susan Godlewski.

II. Brenda Taylor, HOA Board President, informed us:

   A. The HOA Board is reviewing the **ARC policies and procedures** including dates homes may be decorated for holidays.

   B. There is a problem with funding the **Winter Holiday decorations** of neighborhood monuments and the gate houses. The company that installs, removes, and stores our decorations for $26,000 per year notified us that the decorations have deteriorated and need to be replaced. Due to financial concerns with the 2022 budget, neighborhood monuments will not be decorated this year. The Board will only decorate the main gate this year.

   The Neighborhood Captains Program is invited to decorate the neighborhood monuments with religious neutral decorations that are **not permanent and do not harm the monuments**. Monuments may only be decorated for the Winter Holidays, currently from Thanksgiving Day to January 15th of the following year.

   C. **Election process**: The budget did not include money for required mailings for upcoming meetings:
      1. the Budget meeting on Monday, **October 17, 2022** in the Ballroom, which will be combined with the Members' Meeting for Governing Document Amendments;
      2. the Annual Meeting and election of new HOA Board members on **December 8, 2022**.

   Sending the meeting Notices by email will significantly reduce the costs. Approximately 1,600 homes responded to the requests to sign up for electronic notice and voting. Residents who sign up for online voting can vote from anywhere, even when traveling, using a phone or ipad. The consent forms that need to be completed and signed are available at the Concierge desk or

on the SolivitaHOA.com website at this link. A number of residents have returned the Consent to Receive Documents Electronically without putting an X in the box(s). Consent forms without those Xs cannot be accepted. Captains are asked to help get more residents to complete these consent forms.

Forms for Intent to Run for the HOA Board will be available about October 3rd and the deadline for submission will be by the end of October. The Neighborhood Captains will host two Meet the Candidates events: November 7th from 11 AM – 5 PM at The Palms and November 9th from 8 AM – 4 PM in the Starlight Ballroom.

D. **AEDs**—new approach: Lifestyles Activities has notified the HOA that they will no longer maintain HOA AEDs. A policy and procedure for the purchase, installation, and maintenance of the HOA AEDs is being developed by an HOA sub-committee. Jim Cisek, Safety and Security Committee; Janet Nolan, NCP Chair; Jeanette Schnetzer, Solivita Showtime Entertainers; and Brenda Taylor, HOA President serve on this sub-committee. The Safety and Security Committee will oversee the installation and maintenance of HOA AEDs.

   Jim Cisek, Verona Captain, advised us that the list of AEDs on the SolivitaHOA.com home page is incomplete. Jim will send an email to Captains asking each Captain to confirm the location of all AEDs in their neighborhood and compare that information to the list. Captains were also told about the Pulse Point AED (yellow) mobile application to find AED location information.

E. **Tile Roofs**: Most residents have the option of choosing either tile or shingle roofs. Several neighborhoods are allowed to have tile roofs only. Obtaining insurance due to aging roofs is becoming a problem, even for home with tile roofs. Replacement of a tile roof can cost $60,000 to $70,000. A review of the HOA Governing Documents does not show a requirement to have tile roofs only in these neighborhoods. This is being reviewed.

III. Open Agenda

Captains discussed power loss due to lightning strikes repeated in certain areas, including the gates and mailboxes. Solivita is ribboned with water which attracts lightning. As an alternative to lightning rods, Duke Energy offers several home options for surge coverage and grounding protection available to renters and homeowners.

The Forum was adjourned at 3:20 PM. The next forum meeting will be October 13, 2022 at 2pm at RSF2.