

Druid Oaks Association, Inc.

Board of Directors Meeting Minutes

Date: August 1, 2026

Location: 'Community Room' Clearwater East Community Library @ SPC

Called to Order: 11:08 AM by President Philip Lupi

1. Roll Call

Board Members Present:

- Philip Lupi, President
- Barbara Anderson, Vice President
- Angel Zick, Secretary

Residents Present:

- Pamela Daar, Jim Schaedler, Kay Becker, Luz Vazquez, Lillian Acevedo, Dan Garneau, Barb Charlebois

A quorum was established.

2. Approval of Previous Meeting Minutes

A motion was made by Angel Zick to waive the reading of the July 15, 2026 Board Meeting minutes and approve them as presented.

Motion: Angel Zick

Second: Philip Lupi

Vote: Unanimously Approved

3. Unfinished Business

Security Cameras

Discussion on quote to repair existing system. Full replacement and upgrade are outside the scope of the budget for 2026.

4. New Business

Delinquency & Collections Policy implementation

A motion was made by Angel Zick to adopt the Delinquency & Collections Policy as presented. It was noted that the policy does not change the Association's existing collection procedures; rather, it formally documents the process and provides clear authority for the responsible parties to carry out each step.

Motion: Angel Zick

Second: Philip Lupi

Vote: Unanimously Approved

5. Open Discussion

- Brainstorm List of Future Property Improvement Ideas – The Board participated in a free-form brainstorming discussion regarding potential future property improvements. The following list captures all ideas discussed and is intended for future consideration only. Inclusion on this list does not indicate Board approval or that any item will necessarily be pursued.
 - Carport Replacements
 - Develop a multi-year replacement plan, prioritizing the most damaged carports first.
 - Mailbox Replacements
 - Consider relocating all mailboxes to one side of the pool near Building 9. A single canopy could provide weather protection while allowing the area near Building 8 to be repurposed.
 - Front Entrance Gate
 - Consider installing an entrance gate to help deter non-residents from using the community for trash disposal and to reduce through-traffic from drivers using the property as a shortcut to the Publix plaza.
 - Pool Area Improvements
 - New patio furniture.
 - Designated grill area with a prep table and pergola.
 - Screen enclosure for the pool.
 - Heated pool.
 - Pool slide.
 - Hot tub.
 - Property Signage
 - Update community signage throughout the property.
 - Landscaping Improvements
 - Improve areas with little or no existing landscaping. Initial site preparation and planting could be completed by community

volunteers, with ongoing maintenance performed by the landscaping contractor.

- Other Maintenance Issues Discussed
 - Additional Yard Clippings
 - **Action Item:** Clarify how yard clippings generated outside of the landscaping contractor's regular service should be handled. The landscapers indicated these are not their responsibility. Once confirmed, provide guidance to residents on proper disposal.
 - Bulk Item Pickup
 - The community previously posted instructions on the bulletin board outlining who to contact and the proper procedures for bulk item pickup.
 - **Action Item:** Obtain the current contact information and pickup instructions. Also confirm whether additional pickups incur a cost to the Association.
 - Gutter Issues
 - **Action Item:** Add Unit 605 to the gutter repair list. The resident reported a damaged leaf guard and rusted holes in the bottom of the gutter.
 - Porch Lights & Exit Signs
 - Address non-functioning porch lights and exit signs. Replacement may be more involved due to rusted fixtures and stripped mounting screws.
 - **Action Item:** Determine whether porch light replacement is the responsibility of the unit owner or the Association. Exit signs are confirmed to be the Association's responsibility. Based on that determination, either provide owners with a list of approved replacement fixtures if they are responsible or develop a plan for the Association to replace the non-functioning fixtures, potentially as part of a community-wide replacement project.
 - Exterior Faucets – Building 6
 - The exterior faucets near Units 601 and 605 are leaking and difficult to turn on and off. Dan volunteered to inspect the faucets to determine whether the issue can be repaired simply or if a plumber will be needed.
 - **Action Item:** Follow up with Dan. Advise Ameri-tech of the issue if we need a professional to repair.
 - Key Cards
 - **Action Item:** Contact Ameri-Tech to remind them of the Board's approval at the June 4 Board Meeting authorizing the purchase of

10 key cards from Countryside Lock. Once the cards are received, Brian can coordinate with Unit 908 to replace their non-functional key card.

6. Adjournment

A motion to adjourn was made by Philip Lupi and seconded by Angel Zick.

Motion: Philip Lupi

Second: Angel Zick

Vote: Unanimously Approved

The meeting adjourned at **12:58 PM**.

Submitted by:

Angel Zick, Secretary

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