BRAMBLE POINTE at TWINEAGLES HOA, INC.
C/o KEB Management Services, Inc.
6017 Pine Ridge Rd. #262
Naples, FL 34119

A. Call to Order

Meeting was called to order at 9:02 am

B. Proof of Notice

The meeting notice was sent by email of a go-to meeting virtual and call-in number I information.

C. Motion to appoint 5th Board member.

Motion by Joe Kosek to appoint Pat Perry to fill the 5th board of directors' position, 2nd by Rocci Romano all approved motion passed

D. Discussion of following matters and any motions relating thereto:

1. Board motion to send letter to Master HOA indicating a strong opposition to locating a dog park in Bramble Point.

   Mr. Romano present a letter to board about a potential dog in front of Bramble Pointe in the common area. All board received a copy of the letter prior to the meeting. Mr. Romano motion to approve the letter be sent to the TwinEagles Master Board of Directors. Mr. Backof 1st, Mr. Andrews 2nd all approved

6. Status of Benson property; and any recommendations from our attorney.

   The home was foreclosed, and Mr. Benson has left the community. The balance remaining due to the association is $9,010.00. Murrell Law is aware of the foreclosure and is working on the collections of the funds. The new owner is responsible for the 2nd quarter assessment and the invoice has been sent.

7. Any delinquent quarterly assessment payments?

   We have one other owner is past due and KEB is working on the collections.

8. Confirmation of liability insurance for the Board directors

   The Bramble Association does have General Liability, Directors & Officers and Crime Fidelity insurance and all policies are current and paid in full until the next renewal

10. Status of reimbursement payments to residents who had their mailbox painted by third parties (other than by Ken Bloom).

    KEB has reimbursed all owners who submitted an email, the owners were reimbursed $110 the amount the association was charged to paint

15. Review of most recent financial statement provided by Ken.

    Ken reviewed the statements; we are on budget as of the end of March 2022. The ending bank balance as of March 31 was $92,257, The profit loss statement has net income of $2,596.00.

2. The pruning of the Clausa plants within the neighborhood.

   Trimming of clausa is scheduled to place the week of May 2, 2022. KEB will confirm when the work takes place.

3. The trimming of trees on residential property.
   Tree near the houses are overgrown and need to be trimmed away from the houses. Need to look at the palms that have seed pods that need removal.

4. The pickup by Juniper of dead foliage and palm tree leaves that are placed on the boulevard by the residents.
   Working with Juniper to be consist on the picking up of debris, that owners l leave out for pick up

5. The removal by Juniper of weeds and wild growth that appear in the resident's shrubbery and landscaping.
   KEB will speak with Juniper on weeds issues.

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9. Any further warranty plant claims v. Juniper.
   All plants are past the warranty period

11. Sending Juniper's weekly/monthly reports/schedules to all residents via email?
   KEB send these reports each week and monthly

12. Status of new proposed Master HOA landscaping project at Bramble Point entrance.
   Mrs. Pistner spoke on the is topic. She is working with the TwinEagles master landscape chairperson. TEHOA has present a proposal and Mrs. Pistner is working a new plan with TEHOA

13. Request Ken to provide a master email list of all residents for purpose of any future communications from the Board to the residents.
   KEB does all email communications for the association, Ken suggested that Bramble Pointe establish a website for communications

14. Discussion of satisfaction/dissatisfaction with services rendered by Juniper.
   Board and residents are no happy with the service, they have asked KEB get bids to for landscape services

16. Setting another Board meeting date to address Juniper contract, any further By-Law amendments, any landscaping issues, and financial budget matters.
   Board will discuss future meetings for date and time

17. Removal of old mulch before placing new mulch at residences.
   Discussion for removal of the old mulch before the new mulch is installed
   KEB will speak with vendor to see if that item they can handle.

18. Review residence sprinkler monitoring process by Juniper during dry season.
   KEB will check on property to make sure the association is working properly
   Also asked that if owners see anything to reported it to KEB.

19. A five-year plan for the replacement of overly mature plantings, This was to have been provided by Juniper as part of the last contract renewal.
   On hold until decision on new landscaper is decided

20. Replacement of the wax Jasmine that in being eaten by the deer. This should never have been used none of the plants appear to be doing well.
Will discuss with Juniper on replacement plants

E. Questions/comments from Bramble Pointe residents.

F. Any other new or old business; and any motions relating thereto.

G. Adjourn meeting. At 10:30 Mr. Backof motion and Mr Andrews 2nd all approved.