

VOB Master Board Special meeting 5-21-2026 Minutes

Meeting was called to order at 5 PM by Marty Maurinus

Establish Quorum Dawn Vishey, Jessica Woodward, Peter Trout, John Antman, Marty Maurinus and Vickie James were present.

Proof of notice was posted and emailed out 48 hrs. prior to the meeting. Marty changed the time not to conflict with the BP board meeting; Marty apologized that the time change was less than a 48-hour notice.

We welcomed Vickie James as our new Pegasus property manager, knowing Vickie is working through many new HOAs we appreciate how quickly she has come up to speed on our Master Board activities.

New Business, a) pool maintenance contract transition from Ocean Blue to Colonial Pool and Spa

Last year the Lee County health inspector closed the pool the Monday after Easter Sunday for low chlorine levels. Occasionally the daily Ocean Blue maintenance reports showed low chlorine levels indicating if the health inspector checked on that day the pool would once again be shut down. Lisa was wise enough to know Marty was not getting the job done and took the daily pool maintenance over and started interfacing with Ocean Blue directly. Lisa proactively monitored and directed Ocean Blue as to what was needed to fix the cleanliness of the pool, for an example Lisa told Ocean Blue to close the pool and scrub the black algae.

Colonial Pool will be removing the existing filter from the water tank relocating the filters above ground and replacing with sand filters. Colonial Pool and Spa will be installing an automated chemical feed similar to what we currently have in the hot tub. Ocean Blue didn't recommend this change nor did they recommend changing to the sand filter. Knowing the problems we have had with Ocean Blue maintenance and the fact they didn't recommend the changes we are making to the filter system we are recommending changing to Colonial Pool and Spa for the daily pool and spa maintenance, saving \$20 per month. Lisa talked about how long it took Ocean Blue to recognize the hot tub skimmer cover was broken and that she had to repair it. Lisa also mentioned the other bids she reviewed and considered.

Individuals in attendance were asked for comments, A question was asked about which days of the week Colonial will take readings, it was mentioned the majority of companies only do the readings on weekdays.

There were no comments or questions from the board members, all five board members voted in favor switching from Ocean Blue to Colonial Pool and Spa.

New Business, a) Master Landscaping contract transition from Green Heron to Robert Dietz

Earlier in the day it was decided we would not be voting on this today.

Marty and other master board members received emails from sub-communities with concerns how this change might impact their service with Green Heron. If we changed to Robert Dietz, we would no longer have only one company, Green Heron, monitoring and controlling the master pumps and irrigation network. Stephen, Lisa and Marty feel it is essential that we have one company monitoring and controlling the master pumps and irrigation network. I will suggest to the other board members that we have a meeting in June to discuss four high priority topics, the master landscaping contract, the contract for one irrigation company, the research we are doing on a well to supplement irrigation and increasing our water allocation.

We did not vote so there is no need for a discussion.

Peter made a motion to adjourn, Jessica second the motion, the meeting ended at approximately 5:20 PM.