

Monarch Country Club Homeowners Association, Inc.
President's Letter August 2024

Dear Residents,

We did not have a Board meeting in July due to Board members being on vacation and our inability to have a quorum. We did have a Board meeting on August 22. Below are some of the things we have been working on this month that might be of interest.

Property Manager's Report:

- **Monthly property wet check sheet continuing, changed the system. We have seen fewer wet checks since we have had rain.**
- **48 irrigation work orders completed, 2 outstanding.**
- **We are taking bids to replace the center island spotlights.**
- **Fiddler, our vendor that power washes the exterior of our homes, has finished our community. There were a few issues with damage, which we are resolving.**
- **Access Masters, the company that will be installing the new gate security system, was in the guardhouse on August 14th installing the camera lines. We are hoping the new security system will be completed by the end of September.**

Items we are working on and what needs to be done going forward

- **Looking at roof cleaning options for next year. Considering a onetime application, which would last for 1-2 years.**
- **211 letters have had great success.**
- **The new bookkeeping company and letter to update members has gone out.**
- **We are getting bids to replace the RR ties and spruce up the front of the HOA building.**
- **Painted the white trim on the columns in the front of the office.**
- **New locks and hardware have been replaced on the front office door.**
- **Bids are out to restore and paint the front monument sign.**

Bill McFarlane,, Landscape Chair:

- **Stated there was a landscape meeting this month. Discussed looking into the common areas and ways it can be enhanced. The landscape committee, in conjunction with Simon, are looking into upgrading the HOA office area, removing the RR ties and just cleaning up around the entrance.**
- **The landscape committee is also looking into making a number of changes to enhance the area at the waterfall.**
- **Many residents have voiced their concerns over the HOA not putting in mulch throughout the community. We are currently discussed this and are in the process of getting bids to do the community. After getting the cost to do this, it will be brought before the Board to discuss further and vote on this.**
- **As you know, we had rain almost every day this month, causing Revival to alter their schedules. Please try to be patient if they missed some or all of your yard. They are working hard to get to everything caught up.**

Larry Daum, Finance Chair:

- **Stated there was a Finance Meeting this month.**
- **The transition to the new accounting firm has started with a good response from our residents to change how they paid their monthly assessment. We are moving to training at the HOA office next week for Simon and Chimene. After next week the HOA will be paying the bills with the new system. We still do not have the Financials for July from CRI. but we are making progress.**

- *There are 3 vendor contracts that will be ending this year and we will be going out for bids on them. They are painting of the houses, roof cleaning and tree trimming. When the bids come in, they will go to the Finance Committee, they will review the bids and make recommendations to the Board.*

Dinesh Gupta, Security Chair:

- *There was a burglary incident in the community this month. That information was sent out in a letter from the HOA. The resident requested their information remain private.*
- *There were no other security incidents in August.*
- *Dinesh met with Officer Hines at MCSO in Stuart to see how we can improve security. Officer Hines stated the department only has two sheriffs assigned to this area of Palm City. She recommended enhancing security in the community by hiring part-time sheriffs. Also recommended reinstating roving patrol and adding security cameras.*

Martin Rehberg, ARB Chair:

- *Stated there were 10 requests this month.*
 - *Denials: One for removal of an oak tree*
 - *Approved: 3 requests for hurricane accordion shutters, 1 replace garage door, 2 landscaping requests, 1 to install impact windows and 2 to replace their roofs.*

Bobbie Howard, Secretary MDPOA and Advisory Committee Liaison:

MDPOA Report

- *No report for this month. Bobbie stated she did not attend the MDPOA meeting this month due to personal reasons.*
- *She was notified that Jody Armstrong, Administrative Assistant of MDPOA, is retiring.*

Advisory Meeting Report

- *No report. Bobbie stated she could not attend the Advisory meeting.*

Linda Kiarsis, Surface Water Management Committee, Liaison:

- *No report*

Linda Kiarsis, Appeals Committee Chair:

- *No report*

Sam Bean, Long Range Planning Chair:

- *No meeting, no report*

Around the Community –

It's going to be a busy fall season. There are projects that we will be working on to spruce up our community. Some of the projects are listed below.

- *Our new access control system should be installed this month.*
- *Comcast is doing their final walk through and should be starting the installation of the fiber optics system.*
- *The landscape committee and Simon are looking at ways to enhance the common areas.*
- *The guard house needs painting.*
- *The fence around the front of the community needs painting.*
- *The RR ties at the entrance of the HOA office need to be replaced.*
- *The marble tiles by the front entrance of the HOA office need cleaning and sealing.*
- *The paves in front of the HOA office need to be power washed and sealed.*
- *The monument at the front entrance needs to be cleaned and painted.*

- *The FPL Street light poles need to be painted.*
- *The white streetlights down the center medium of Monarch Club Drive to the 4-way stop need painting.*
- *You might have noticed some of the signage in the community either needs to be painted or replaced.*

Right now we are going out for bids for the above projects.

Last year Randy's Holiday lighting put up the lights in the front of the community and did the palm at the 4-way stop. We had a lot of people comment on how nice the lights look. A couple of residents commented on why we didn't have the palm trees down the center of Monarch Club Drive lit. It was explained that it would be around \$200 per tree to light them, which we felt would be expensive. A resident suggested that we establish an "Adopt a Palm Tree for the Holidays Program." It sounded like a good idea and just by word-of-mouth 20 residents currently have adopted a palm tree. There are 42 palm trees down the center medium and depending on how many residents want to adopt a palm tree, we could do every other one, which we would only need 1 more residents for that or, to do all of the palm trees down the medium we would need 22 more residents. Randy needs to know what our plan is by October since they install the rest of the community at that time. If you are interested, please contact the HOA office and sign up.

Our next HOA Board meeting will be Thursday, September 26, 3 p.m. at the HOA Office. It is always an open meeting for our residents. If you cannot attend, you can always attend via Zoom.

Respectfully, Patricia Brimlow