

**PRISTINE PLACE
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2007**

Those in attendance included: President, Gayle Davis, Vice President, Terry Ogden, Secretary, Sue Graham, Treasurer, Josh Villardi, Director: Rob Starz, Management: Debra Perricone, and John Franklin

I. Call to Order: President, Gayle Davis, called the meeting to order at 7:04 p.m. and led those in attendance in the Pledge of Allegiance.

II. Announcements: Gayle introduced Charles Mixson from the Hernando County Engineers and Diane Rowden, County Commissioner. Charles spoke about the widening of Barclay. Construction will start on October 1 and is expected to take one year to complete. They will work on two lanes at a time so there will be easy access for cars. The first part will be utility relocation followed in one month by storm pipe installation. There will be a school crossing and a new light. The concept of closing Minnie Drive will be looked at after Barclay construction is finished and traffic patterns are studied.

III. Minutes: Rob made a motion to accept the minutes. Josh seconded the motion and it passed with a unanimous vote.

IV. Treasurer's Report: The total operating expenses including clubhouse and social committee are \$131,741.92, reserves are \$256,982.78 and the total including reserves, clubhouse, etc. is \$388,757.70, leaving a surplus of \$17,469.78. Sue made a motion to accept the report. Terry seconded the motion and it passed with a unanimous vote.

V. Committee Reports

A. Adopt-A-Road: Fred Meier reported that the County has recently cut the grass and it will be ready for trash pick up soon.

B. ACC: Rich Ruland reported that everything is running smoothly.

C. Clubhouse/Social Committee: No report on the Clubhouse. Linda Starry reported there will be a children's Halloween party, an adult cocktail party (meet your neighbors) on October 13 and a covered dish affair in December.

D. Crime Watch: Lou Lessner asked the Board to define the hours of the pool and the area that is covered as the "pool", specifically if the area around the pool is included. He also stated that Crime Watch will contribute \$50 toward a sheriff on Halloween night and asked the Board to contribute the remainder. He also suggested that the Board may want to hire a second deputy for Halloween night. He asked for a \$250 contribution from the Board for the Christmas event, as well as permission for a helicopter to land with Santa Claus. The pilot will make the decision if it should land on the parking lot or behind the clubhouse. He asked the Board to respond to these requests before the next Crime Watch meeting.

E. Decorating: Bonnie Maier stated that she will need numerous volunteers to help with the decorating for the holidays. Anyone interested is urged to contact Bonnie.

F. Gates: Someone is still needed to take care of the gates. Tom Davis has been responding when needed, but we are in need of someone to take the position. Gayle reported that three young men tried to enter the community at 3:15 a.m. on a Sunday. They could not enter and pushed the gate open. The cameras got the car and license and criminal charges were filed. The mother of the young man driving the car agreed to pay for it if we would decline to press charges against her son. The money has been received. A woman attempting to enter the Minnie gate reached for the card to open the gate and her foot

slipped off the brake and onto the accelerator causing her to ram the gate. Her insurance will cover the expense--it is still trying to be determined whether it can be repaired. A lightning specialist was consulted and he recommended that we put microwave brushes on all the electrical equipment that we have. The brushes are designed to dissipate the electricity and the lightning does not hit the item. This was done for a cost of \$1400.

G. Landscaping: John Rzechula has been doing the planting and saving the association money. Gayle thanked him.

H. Library: No report available

I. Newsletter: No report available.

J. Nominating Committee: Susan Upshur announced that there are eight people running for the Board and there with six openings. Three of them will be for two years and three will be for one year. On October 10 there will be a "Meet the Candidates" night at the clubhouse and all residents are invited.

K. Welcome: Carol Ruland reported that everything is fine.

VI. Property Manager's Report: Debra reported that they have been checking the community for violations on a regular basis. There are several residents in violation that have not responded. Following a discussion Rob made a motion to approve the fines as recommended by Property Management. A \$1000.00 fine will be imposed on 13273 Cori Loop, 13274 Cori Loop, 13290 Cori Loop, 13162 Linzia Lane, 13266 Linzia Lane, 13096 Linzia Lane and 13215 Linzia Lane. for being in violation of the covenants. The motion was seconded by Terry and passed with a unanimous vote. Rob made a motion to impose a \$100 a day fine (up to \$1000) on 14167 Cornwell, 3414 St. Ives, 4057 St. Ives, 3408 Alvara, 3410 Sweetgrass, 13432 Twinberry, 13488 Twinberry and 13449 Whitehaven, to commence at receipt of the letter. The motion was seconded by Sue and passed with a unanimous vote. **OPEN**

VII. Resolution 7 Report:

A. Landscape plan: A proposal (for \$1215) was received from US Lawns to cut out sod in area B and complete that part of the landscaping. John Rzechula will do the additional plantings free of charge. Following a discussion Terry made a motion to accept the proposal from US Lawns, Josh seconded the motion and it passed with a unanimous vote. **CLOSED**

B. Clubhouse:

1. Door replacements: Management presented 3 bids to replace the doors on the clubhouse. They include metal and fiberglass doors with surround frames. Management suggested that the Board look at the doors to see which would be best for the Clubhouse. Gayle and Rob will check out the doors. **OPEN**

2. Pedestrian gates: Rob looked at closures that had been suggested for the gate to the pool and stated that it would handle our needs. Rob made a motion to approve two soft shut hinges for a cost of \$240 for the gates. Terry seconded the motion and it passed with a unanimous vote. **OPEN**

3. Air Conditioning for the Clubhouse: Three bids were received ranging in price from \$17,500 to \$22,900. Following a discussion Sue made a motion to accept the proposal for \$18,995 for a Carrier system from Senica pending a review of the equipment by the Board. The motion was seconded by Terry and carried with a 4-1 vote with Rob voting against the motion. **OPEN**

C. Tire strips: Management is accepting bids and talking to the insurance company about the different types available. **OPEN**

There was a five minute break in the meeting at which time Rob had to leave.

VIII. Old Business:

A. Violations:

1. **St. Ives at Andrew Scott:** Most of the violations have been addressed with the exception of the driveway. Mr. Giordano disregarded the mediation and counsel suggests that we continue with the lawsuit. Josh made a motion to proceed as recommend by our attorney. Sue seconded the motion and it passed with a unanimous vote. **OPEN**

2. **Bolton Court:** Mr. Andrews filed a quick claim deed on the property and then filed a motion to dismiss the case. Judge Tombink did not accept his motion and asked him for a memo to explain his reasons . We are still prepared to go to court. **OPEN**

3. **Vacant lots owned by Belniak:** An invitation to mediation has been sent and they will have 20 days to respond. **OPEN**

B. Gate closing report: Gayle reported that the vendors are complying and things have greatly improved at the gates. Gayle complimented Carol Kinney for the excellent job that she did with the implementation of the gate closings. She also thanked Marie Picciano for all the work that she did in the organization. **CLOSED**

C. SWIFMDD (lots 50-53): The attorney is sending a letter to the Conaways stating that the associations position is that we will not be restoring the easement back to the original condition. It is the homeowners responsibility. **OPEN**

D. Amendment to change the percentage necessary to make changes to the documents: Funds will be made available in the 2008 budget to study this issue. **CLOSED**

E. Board resolution for maintenance of unimproved lots: There are currently no guidelines in the covenants for unimproved lots. A resolution is needed to govern these lots. Sue made a motion to have the attorney draft a resolution to include (1) Trees must be trimmed to a height of 6', (2) All dead shrubs and trees must be removed, (3) All sand lots must be sodded along the front, rear and side edges with a 6' band of Bahia, (4) All edges of lots adjacent to the street must be trimmed and no sod or slit must be allowed to encroach on street. (5) All native sod must be mowed 6 times during the growing season between April and October and twice in the off season, (6) All dead leaves and small branches must be removed with each mowing. Terry seconded the motion and it carried with a unanimous vote. **OPEN**

F, Legislative changes to Florida Statute 720: Rich Ruland reported that the ACC is working with the new standards regarding architectural issues and will have a draft ready for the next meeting. **OPEN**

IX. New Business:

A. Ratify votes since last Board meeting:

1. **Static dissipaters for electrical equipment at a cost of \$1,450.** Ratified with a unanimous vote. **CLOSED**

2. **Mulch and sod to complete the landscaping on the median outside the gate, Mansfeld, and area B for a cost of \$6,900.** Ratified with a unanimous vote. **CLOSED**

3. **Cost of \$2,100 for plants and landscaping at Mansfield.** Ratified with a unanimous vote. **CLOSED**

B Committee appointments:

1. Appointment of Dennis Riley to the ACC. Ratified with a unanimous vote.

CLOSED

2. Appointment of Nominating Committee: The following people were appointed to the nominating committee: Susan Upshur, Sue noble, Mark Hirschberg and Marty Aleski. Ratified with a unanimous vote. **CLOSED**

3. Removal of Carolyn Riley from Appeal Panel: Carolyn needed to resign due to a conflict of interest. Ratified with a unanimous vote. **CLOSED**

4. Addition of Sharon Hall-Smith and Carol Kinney to the Appeals Panel: Passed with a unanimous vote. **CLOSED**

5. Ratify Roy Rubeo as Chair of the ACC. Passed with a unanimous vote. **CLOSED**

C. Consider 2008 contract proposal from Franklin & Company Property Management:

Franklin and Company has decided to wait until the new Board is in place to present their proposal. Debra stated their total commitment to Pristine Place and they would like to continue but feel that in everyone's best interest to wait for the new Board. **CLOSED**

D. Closing of Minnie Drive: Mr. Mixson stated during his presentation that if Minnie were closed and the gate remained where it was the County would continue to be responsible for that section of St. Ives and Minnie Drive. Residents are only responsible for the roads inside the gates. Residents outside the gate have numerous problems with traffic on Minnie and fear it will get worse with the widening of Barclay. Following a discussion it was decided to have this as a topic at the Town Hall meeting. **OPEN**

IX. Adjournment: Sue made a motion to adjourn the meeting and it was seconded by Terry The meeting was adjourned at 10:14 p.m.

Submitted by: _____ Date approved _____
Sue Graham, Secretary

Approved by: _____
Gayle Davis, President Terry Ogden, Vice President

Approved by: _____
Josh Villardi, Treasurer Rob Starz, Director