

**PRISTINE PLACE
BOARD OF DIRECTORS MEETING
OCTOBER 18, 2007**

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

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 announced that the Wal-Mart meeting was cancelled and it went to mediation. Whatever they find in mediation will have to go before the commissioners. There will be a flyer sent out or an announcement in the newsletter when there is something to report. Gayle thanked the social committee for the "Meet the Neighbors" night and announced it was well organized. Gayle reminded residents that Linda Kidwell is organizing a drive for Christmas with the troops. Items needed were listed in the newsletter. If anyone wants to make a cash donations they can give it to Linda or Bob Villari.

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 \$110,126.63 reserves are \$260,273.47 and the total including reserves, clubhouse, etc. is \$370,400.10, leaving a surplus of \$16,317.28. Sue made a motion to accept the report. Terry seconded the motion and it passed with a unanimous vote.

V. Committee Reports: Due to the length of the agenda the committee chairs graciously agreed not to give reports this month.

VI. Property Manager's Report: The focus continues to be on budget, Resolution 7, violations, and the renewal of insurance'

A. Insurance: Property, Liability, D & O and umbrella policy were all renewed. Additional insurance was secured and we still had a net savings of \$2000.00.

B. Clubhouse: D.J.'s roofing did an evaluation of the clubhouse roof and found several problems. The roof was replaced in 2005 and the problems should be under warranty. Management recommended that the attorney send a letter to the original vendor demanding that they make arrangements to make the repairs or we will make arrangements to have it done and seek reimbursement. Sue made a motion to have the attorney send the letter recommended by management. Terry seconded the motion and it passed with a unanimous vote. **OPEN**

C. Entry to Pool Area: The Clubhouse Chairperson informed management that the gate closures approved at the last meeting were already used and did not work. Rob made a motion to rescind his motion to have the soft shut hinges used for the gates. Terry seconded the motion and it carried with a unanimous vote. Rob made a motion to approve the bid for \$468.60 from Tri-County for a gate closure with drop plate, Josh seconded the motion and it passed with a unanimous vote. **OPEN**

D. Parking lot: Management met with two vendors to get price quotes for a new asphalt overlay/seal and strip the parking lot consistent with the reserve study. Quotes ranged from \$12,861.27 to \$15,788.50. Following a discussion it was decided to table the issue. **TABLED**

E. Gates: The insurance company of the woman who hit the gate has agreed to replace the front gate. Management will order the gate and have it installed as soon as possible.

F. Common Area Lighting: Action is being taken to add additional lighting at the front gate.

G. Violations: Josh made a motion to fine the following residents \$100.00 a day to a maximum of \$1000.00 until they reach compliance: 14049 Newcastle (Bray) for roof, driveway and sidewalk; 14083 Pullman (Catalano) needs to power wash house; 3330 St. Ives (Pinizzotto) dead spots in lawn and easement; 3352 St. Ives (Cox) dead spots in lawn and along easements; 3521 Conifer Loop (Steinway) power washing or painting of house; 3381 Cedar Crest (Bonanno) power washing needed on house; 4045 Little Leaf (Gosine) driveway and sidewalk need power washed; 3432 Sweetgrass (Gula) above ground tank, weeds, power washing of house; 4061 Misty View (Ramos/Alexandro) trailer in driveway; 4103 Misty View (Slagen) Possible chinch problem, dead areas in front of lawn; and 4262 St. Ives (White) lawn issues. Terry seconded the motion and it passed with a unanimous vote. **OPEN**

VII. Resolution 7 Report:

A. Landscape plan: US Lawns removed the sod and John, personally, dug all the holes and planted all the plants. Hernando County Extension provided us with some free plants. There will be additional plantings at the main entrance.

B. Clubhouse:

1. Door replacements: Hernando Door and Window, Inc. provided a bid on the door replacements. Sue made a motion to accept the proposal for 2 doors, replacement of rotten wood, weather stripping and repair of 19 columns for a total of \$4251.00. Terry seconded the motion and it passed with a unanimous vote. **CLOSED**

2. Air Conditioning for the Clubhouse: Senica will be installing the new air conditioning next week. **CLOSED**

C. Tire strips: The insurance company will not insure for tire strips. Our attorney said that we can modify the language and provide alternative items at the gates. Following a discussion the Board feels that speed humps at the gates would be helpful and a committee was chosen to study the issue. The committee will consist of Rich Ruland, Camille Nelson, Teresa Gerdvil and Tony Rizzo. **OPEN**

VIII. Old Business:

A. Violations:

1. St. Ives at Andrew Scott: The attorney is working on the court case. **OPEN.**

2. Bolton Court: Mr. Andrews asked for a continuance and it was granted by the Judge. Our attorney is keeping track of the court case. **OPEN**

3. Vacant lots owned by Belniak: Mediation has been set for November 13. Mr. Belniak's attorney has asked to review all of the records for the HOA for the last seven years. Management will make them available before the mediation. **OPEN**

4. 13273 Cori Loop (Popescu): Letter has been sent and fine has been levied. There has been no response. **OPEN**

5. 13273 Cori Loop (Royal Coachman) Sod has been placed in front of property, silt fence was installed and pallets removed. Weeds are to be cut down. Fined \$500.00. **CLOSED**

6. 13290 Cori Loop (Royal Coachman) Sod has been placed in front of property, silt fence was installed and pallets removed. Weeds are to be cut down. Fined \$500.00. **CLOSED**

7 13162 Linzia Lane (Benjamin) Letter has been sent and fine has been levied. There has been no response. **OPEN**

8. 13266 Linzia Lane (Mattis) The lot has been cleaned. Owner fined \$500.00. **CLOSED**

9. 13096 Linzia Lane (Infante) Letter has been sent and fine has been levied. There has been no response. **OPEN**

10. 13215 Linzia Lane (Popescu) Letter has been sent and fine has been levied. There has been no response. **OPEN**

11. 14167 Cornwell (Contratto): Homeowner was fined \$250.00. **CLOSED**

12. 3414 St. Ives (Valiquette): Letter has been sent and fine has been levied. There has been no response. **OPEN**

13. 4057 St. Ives (Frady): Property has been cleaned and will continue to be maintained. Fine of \$1000.00 was imposed. **CLOSED**

14. 3408 Alvara (Rearn): Letter has been sent and fine has been levied. There has been no response. **OPEN**

15. 34210 Sweet grass (Neger): Letter has been sent and fine has been levied. There has been no response. **OPEN**

16. 13432 Twinberry (Porter): Letter has been sent and fine has been levied. There has been no response. **OPEN**

17. 13488 Twinberry (Colombo): Letter has been sent and fine has been levied. There has been no response. **OPEN**

18. 13449 Whitehaven (Mazzola): Letter has been sent and fine has been levied. There has been no response. **OPEN**

B. SWIFMDD (lots 50-53): The attorney sent a letter to the Conaways stating that the associations position is that we will not be restoring the easement back to the original condition. There has been no response. **OPEN**

C. Board resolution for maintenance of unimproved lots: The attorney drafted a resolution for rules regarding lot maintenance as approved at the September Board meeting. After a review of the resolution Rob made a motion to accept the draft with the exception of **where it says "grass neatly trimmed around all stationary objects."** in paragraph 6 **(the rest of paragraph 6 satys)** Josh seconded the motion and it carried with a unanimous vote. **CLOSED**

D, Legislative changes to Florida Statute 720: Due to the changes in Florida Statute 720 there is a need for architectural standards. Rob will get together with the ACC and aid them in drawing up the standards for Pristine Place. **OPEN**

E. Closing of Minnie Drive: There were very few responses to the questionnaire n the newsletter. The Board decided to wait until Barclay is started and see if there is any major increase in traffic. **OPEN**

IX. New Business:

A. Ratify votes since last Board meeting:

1. Purchase of tables and chairs for the pool deck at a cost of \$850. Ratified with a unanimous vote. **CLOSED**

2. \$2,514.00 for work needed on the irrigation at Mansfield. Ratified with a unanimous vote. **CLOSED**

3. Appointment of Robert Reed to the fining committee. Ratified with a unanimous vote. **CLOSED**

B. Elections, voting procedures: The nominating committee will act as the elections committee. The ballot counting and certification will be done by Franklin and Co. with resident observers. **CLOSED**

C. Website: Due to the many problems with the current website the Board requested that there be money in the budget for a new professional website. **OPEN**

D. Reserve Study: It is necessary to look at the reserve study and make sure that all recommended items are being addressed. It may be good for the community if a new reserve study is done in the next year. **OPEN**

E. Insurance/Volunteers: The Board held a closed meeting with the attorney and the insurance company to determine the extent of allowed volunteer services. The insurance company will not cover volunteers to do anything that involves ladders, lifting anything over 40 lbs, power washing, roofs, power tools, etc. If a volunteer would do anything disallowed by the insurance company it would be up to the association to pay for all legal fees resulting from a law suit and also any settlements. The insurance company also insists that any contractors must have proof of \$1 million in liability insurance and also be insured through workman's compensation. Josh and management attempted with several companies to obtain a workman's compensation policy for the volunteers and were turned down by all companies. The board recognizes the incredible job the volunteers have done in the past and thank them for all the time and effort they put in to Pristine Place. Hopefully the volunteers will continue to do things that are covered by the insurance company. At the closed meeting the Board voted to only allow volunteers to do the things outlined in the letter from the insurance company. **CLOSED**

F. Security Guard: Sue reported that for \$10.00 per lot per month the association can hire a security guard for 16 hours a day, 365 days per year. It would be from the same company (located in Spring Hill) that currently monitors Silverthorn. The guard would spend 95% of the time at the Minnie gate and would travel to the other gates, around the development and to the clubhouse. This would take away the requirement to put a bathroom in the guard shack. Following a discussion it was decided that it was not needed at this time. **CLOSED**

G. Gate plan for Yard Sales/Open Houses: Sue made a motion to have the front gate open on the 1st Saturday of each quarter starting in January from 8:00-3:00. Anyone wishing to have a yard sale will have to do the advertising and notify the person who replaces Carol Kinney that there will be a need to open the gate. If no one expresses a desire to have the gate open it will not be opened that day. Terry seconded the motion. The motion passed with a 3-2 vote--For Sue, Rob, Terry. Against--Gayle and Josh. **CLOSED**

H. Clubhouse Checking Account: Josh made a motion to close the clubhouse account and have it roll into the operating account with a line for income from the Clubhouse rentals. Terry seconded the motion and it passed with a unanimous vote. Josh will work with the Social committee to see what they want to do with their account. If it is left as it is it will be taxed at a rate of 30% per year. **OPEN**

I. Final Projects: There are several projects the Board would like to see completed before the end of the year. We will attempt to have bids secured for review and will have a special board meeting if possible. **OPEN**

J. Holiday Lighting Contest: Rob made a motion to conduct a contest for the best light display

for the holidays and award the winner a \$100 gift certificate to Home Depot. The outgoing members of the Board will serve as the judges. Sue seconded the motion and it passed with a unanimous vote. **CLOSED**

K. Vendor breach of security at the front gate: On two occasions an employee of Artistic Lawn Care was seen getting out of his truck, with a wrench, and undoing the arm of the gate. Each time it was caught on tape. The first time the Sheriff came and said they could do anything. The second time they served him with a trespass. He stated the owner did not want to buy a bar code and told him to get in anyway he could. That employee will not be allowed back in Pristine Place. Management will talk to the owner. **OPEN**

IX. Adjournment: Sue made a motion to adjourn the meeting and it was seconded by Terry. The meeting was adjourned at 10:21 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