

# PRISTINE PLACE HOMEOWNERS ASSOCIATION

## Board of Directors Meeting

Friday, July 25, 2008

**I. ATTENDEES:** Those in attendance included: Acting President Janice Bulla, Secretary Artie Hallberg, Bob Villari, Interim Treasurer, and Directors Arlene Mullen and Frank Kennedy.

**II. PROOF OF NOTICE OF MEETING:** Artie posted the meeting notification on Monday July 21, 2008 at the clubhouse.

**III. PRE-MEETING ACTIVITY:** Before the meeting came to order the Board adjourned to the banquet hall to elect officers and officially welcome Frank Balogh back to the Board. Officers were elected and the Board retired to the card room where the announcements were made and the Meeting was officially opened to the Homeowners.

**IV. MEETING CALLED TO ORDER** – Janice called the meeting to order at 1:10 PM. An American flag was not present so the Pledge of Allegiance was not conducted.

**V. BOD POSITIONS** – The BOD selected positions as follows:

Artie Hallberg stepped down from Secretary. Motion made by Artie for Arlene to fill the Secretary position, seconded by Frank K and passed unanimously.

Motion made by Arlene for Frank B to fill the Treasurer position, seconded by Bob and passed unanimously.

Motion made by Bob for Janice to fill the President position, seconded by Frank B. Bob, Frank B, Frank K, Artie, and Janice voted for Janice, Arlene voted against, motion passed.

Motion made by Frank K for Artie to fill the Vice President position, seconded by Bob and passed unanimously.

**VI. MEETING MINUTES** – Minutes for the following meetings were presented: June 20th, July 18th, and July 3rd. Corrections to the July 18th meeting included adding Janice Bulla's name to the meditation meetings of 8/8/08 and 9/17/08. Minutes corrected and motion made by Arlene to accept the meeting minutes for July 18<sup>th</sup>, seconded by Bob and motion passed unanimously.

Minutes for June 20<sup>th</sup> required clarification on one point. Frank K to listen to tape recording and identify what was questioned on the US Lawn contract. Minutes for June 20, 2008 to be approved at next meeting.

Meeting Minutes for July 3 were reviewed and a motion was made by Arlene to accept the July 3, 2008 meeting minutes, seconded by Bob, and passed unanimously.

**VII. TREASURERS REPORT** The monthly Financials were not presented. The June report was due for board review by July 20, 2008. Arlene questioned this and was told it would be given next week by Frank Balogh due to the changes in officers.

**VIII. CLUBHOUSE RESTORATION STATUS** – Air Conditioner warrantee was still in question pending A/C repairs required due to lightening hit. Open.

Marty Aleski said the electrical restoration had been approved and Curry Electric would be getting the permits and starting the work shortly since their bid came in the lowest at 1/3 the price of the other bids. Board Members questioned this; but Frank Kennedy said the work must be done to code and needed to be inspected by Hernando County so he believed no problems should ensue with using this commercial company provided by Tower Hill. Tower Hill, our underwriter, has provided another gate company and they are in the process of bench testing the electronics.

**IX. FINING VIOLATIONS PROCEDURES** – The Fining Violations and Procedures were discussed in detail and additional changes made to the document. Final version to be presented at the next meeting so it can go to the lawyer for review and approval. Request was made by board to have lawyer provide a quick turn around and Janice will indicate to Franklin Mgt and lawyer. Open.

**X: ACC GUIDELINES** – The ACC Guideline were reviewed and Arlene identified areas of concern requiring additional attention. It was agreed to make most of the changes and Rich Ruland was present to further clarify some of the rules. After the Board brought changes to light; it was further opened to the homeowners present. Camille Nelson added a few other concerns she had and they were addressed and changes were made. Final changes to be presented to BOD prior to going to lawyer. Request was made by board to have lawyer provide a quick turn around on this as well. Open.

**X: FITNESS ROOM CARPET AND CEILING** – Because of the damage done by the lightning strike a portion of the carpet required replacement. Since the insurance company would cover only a portion of the rug replacement, the Board felt the entire rug with carpet tiles could be replaced, especially since it was part of the 2008 budget. The Board had been waiting on prices for replacement tiles as the club house volunteer agreed to install them. At this time Steve Starry remarked if the universal gym will be taken out of the room at a cost to disassemble and reassemble; why not replace the ceiling tiles that had been damaged when the air conditioner was installed in October. A question was asked as to why the roof installer wasn't held accountable but Bob Villari the previous club house chairperson did not know. The Board agreed to replace the ceiling tiles when the floor carpet was to be replaced following the moved of the universal equipment. All of this work to be completed after the electrical has been completed, the walls replaced, the walls painted in the closets, the closets filled with all the things originally; then and only then could this project proceed. Open.

**NEW BUSINESS:**

**X: GARAGE SALE** – Community Garage Sale was presented by Janice Bulla. Janice stated it would be held September 27th from 8-5 and she would work with other volunteers to create the map, get advertising, and pass out flyers on that date. Cost would be \$3 for residents to pay for the advertising allowing them to participate. A motion was made by Bob and seconded by Arlene to have the Community Garage Sale on 9/27/08. Closed.


**XI: NEWSLETTER ITEMS** – Janice is placing in the newsletter a request for Residents interested in serving on the nominating committee to contact Artie and candidates interested in serving on the Board to complete a Notice of Intent form and send to Artie.

There has only been one volunteer for the Reserve Study Committee so another notice is being placed in the newsletter.

Big Box Status - Fred Maier, the Wal-Mart Chairperson; made an announcement that Tuesday a vote had been taken by Hernando County and no big box store would built on Barclay; but an interested party had contacted him about a small strip mall as an alternative. Fred requested that Bob Villari to serve as the liaison from the Board as he had been an active volunteer with the Wal-Mart issue. The Board agreed.

**XII: ADJOURNMENT** - Bob motioned to adjourn the meeting, it was seconded by Frank K and passed unanimously.


Submitted by:

  
Arlene Mullen, Secretary

Date approved

8/7/08

Approved by:

  
Janice Bulla, President

  
on vacation

Artie Hallberg, Vice President


Approved by:

Frank Balogh, Treasurer



Bob Villari, Director

Approved by:

  
Frank Kennedy, Director

Open, Director