

Pristine Place Board of Directors Meeting October 24, 2008

I. The Meeting was called to order at 9:10 AM. Those in attendance included President Janice Bulla, Vice President Artie Hallberg, Secretary Arlene Mullen, Directors Bob Villari and Frank Kennedy. Debra Perricone from Franklin Management was also in attendance. Later at approximately 10:10 AM Frank Balogh was in attendance. Janice led the Board and homeowners in the Pledge of Alliance.

II. Proof on notice was placed at the clubhouse prior to 48 hours before the start of the meeting.

III. Announcements: A tile was picked out for the pool Mikkelson Pools will not be charging any extra for our choice. The work will begin November 3rd. The work should be finished by Saturday and the pool refilled. For 2 weeks the ph needs to be logged to assure the pool has cured correctly. John's pool will be doing the daily maintenance checking of the ph and any other related items to assure the pool was cured. Debra will call the water company to tell them when the pool will be refilled as the charge will be different. Halloween night we have agreed to have 2 sheriffs patrol our community.

IV. Minutes: The October 10th minutes were read. Janice asked for changes or additions to the minutes and no changes were required. Arlene made a motion to accept the minutes, Bob seconded and it was passed unanimously. The October 17th minutes were read. Janice asked for changes or additions to the minutes and none were identified. Bob made a motion to accept the minutes, Artie seconded, passed unanimously.

V. Treasurers Report: Tabled since Frank Balogh had not yet arrived to the meeting.

VI. Old Business:

- Club House fence around pool equipment: A discussion ensued regarding how much fencing would be required and how the gate would open. The Board agreed to go with AAA Fence after having 3 bids to select from. Debra would have AAA Fence come out again to measure and confirm how the fence gate would open, along with verifying what the footings would be. A motion was made by Arlene to accept the proposal from AAA Fence to not exceed \$2,450.00, seconded by Artie. Janice, Artie, Arlene and Frank K. voted yes and Bob voted no, motion passed.
- The pool resurfacing color was addressed as the color would be a little darker than its current color.
- Fire alarms and monitoring for the Clubhouse was discussed. Residents had approached the board with concern on the lack of fire protection monitors. Debra called the fire district for clarification and was told that because the club house had been built 20 years ago it was grand fathered in not to have an alarm system. As told to Debra by the fire chief if an alarm is put in other than the standard smoke detectors, a full system would be required to meet code. Concern was identified in regards to children setting off the alarms in play. Franklin Mgt to get three bids so the monitoring can be addressed at a future meeting.
- A discuss ensued about ratification of residents who were in the arrears of assessments. A motion was made by Artie to not allow residents who were in the arrears of assessments from voting in the annual election of new Board members November 13th, Arlene seconded the motion. Janice, Artie, Arlene, Frank B. and Frank K. voted yes Bob voted no. Motion passed.

VII Managers Report:

- Internet service for the club house was requested to support the Gates and Access Control Committee. A motion was made by Bob to have Bright house install internet service at the club house for \$34.95 installation fee plus \$60.95 per month, Arlene second the motion and it was passed unanimously
- The tree trimming and removal of dead trees on Pullman and Newcastle was discussed. There are 23 trees on St. Ives that needed trimming in preparation of hurricanes in the future. A motion was made by Bob to accept the trimming for \$3,610 from A&R Tree Service, seconded by Frank B and passed unanimously.
- Mulching for the community beds has not been completed yet this year. Debra asked if we could get volunteers to move 47 yards of mulch and it was determined it may be too much work and better handled by a sub-contractor. Artie made a motion to accept US Lawns to deliver and install 47 yards of Cyprus mulch on Spring Hill Drive - 40yds, Mansfield 3.5yds, and Minnie Drive 3.5yds. Bob seconded the motion. Janice, Artie, Frank B, Frank K and Bob voted, yes and Arlene voted no. Motion passed.
- A discussion about installation of native trees in Phase 6 ensued. The developer will pay to have 61 trees in Phase 6 planted and Tri County will pay 1 month for watering. A drip system will be installed with a meter but Pristine Place will pay have to pay the \$250 for the installation deposit for the meters. A question was identified on how the watering of trees on vacant lots would be accomplished. A suggestion was made to get someone on the Board to be the liaison with Franklin Management to get a quote on a watering truck. A motion was made by Frank B to approve the installation of 61 trees in Phase 6 by the builder, Tri County to water for 1 month, and Pristine Place to pay for the \$250 deposit on the meters. Motion was seconded by Bob and passed unanimously
- Clubhouse A/C Maintenance – Franklin Mgt presented a quote from Seneca, who currently maintains the Clubhouse A/C, for the maintenance contract for 1 year at a cost of \$2,030. This would cover the installation of filters and repair service calls. A motion was made by Frank K to accept Seneca's contract for \$2,030 for one year, second by Bob and passed unanimously.
- A motion was made by Arlene to accept the purchase of an elliptical machine from Bandit Fitness at the price of \$2,195, plus shipping and taxes. Frank B seconded the motion and it was passed unanimously.
- An annual election committee headed by Camille Nelson to count the votes prepares and mail documents to homeowners containing instructions, agenda, and proxy ballots. The duty also includes sign up members to vote. It was discussed that 10% of the ballots must be cast to make it legal. It was further discussed to cut off proxies the day before the meeting and no proxies would be taken at the meeting.

Motion to adjourn was made by Arlene second by Artie and passed unanimously.

Submitted by: *Arlene Mullen*
Arlene Mullen Secretary

Date Approved *November 7, 2008*

Approved by: *Janice Bulla*
Janice Bulla, President

Approved by *Artie Hallberg*
Artie Hallberg, V. President

Approved by *Frank Balogh*
Frank Balogh, Treasurer

Approved by *Frank Kennedy*
Frank Kennedy, Director

Approved by *absent*
Bob Villari