

## **BOARD OF DIRECTORS MONTHLY MEETING 12/18/08 MEETING MINUTES**

The Meeting was called to order at 7:10 by Janice Bulla

Proof of Notice was affirmed.

In Attendance:

Janice Bulla, President, Judy Clarke, Secretary, Frank Balogh, Director, Frank Kennedy, Director and Bob Villari, Director. Absent were Artie Hallberg, Vice-President and Arlene Mullen, Treasurer

Also in attendance was Debra Perricone from Franklin Management.

The Board of Director Meeting minutes from November 13, 2008 and our Annual Membership Meeting November 13, 2008 were read and accepted without change by a unanimous vote.

### ***Treasurer's Report – Debra Perricone***

Given by Debra Perricone by Janice's request due to absence of our Treasurer. Financial packages were given to all Board Members. Debra stated again that no expenses were incurred for the lightning damage to our Clubhouse. Niscayah incorrectly billed Pristine over agreed upon price and Franklin Management is currently holding payment until services can be verified. Debra will pursue a credit to Pristine Place.

SunTrust CD for Reserves in the amount of \$42K is due this week. We will roll it over for another 30 days.

Judy Clarke made a motion to accept the report, Frank Balogh seconded and the motion was passed unanimously.

### ***Property Manager's Report – Debra Perricone***

The transition on Financial and all other Records will be turned over by Franklin Management to Josie at CMC with a scheduled appointment.

There is one box for all Auditors' needs and will be given to the Board of Directors for permanent record keeping.

All Association papers and all pertinent notes including Statements will be turned over to CMC. This will include all on-going 45-day Notice of Lien and what has been turned over the attorney and a list of which Homeowner's Voting Privileges which have been stopped.

Package given to Board of Directors included proposals for Roads, Flagpole, Wall Painting and Fire Protection.

Franklin Management will also provide a letter to the Board all data from Projects for 2008 which are undone and any on-going Legal Matters.

Residents have identified concerns with the property for Mr. Wolf on St. Ives with whom Artie spoke to previously for assistance. Artie will again follow up with Mr. Wolf for resolution.

All Records will go to Janice and Arlene as our Transition Team for our ultimate storage, including Coveted Records.

300 Bar Codes have been purchased by Debra and are accounted for. It was explained that this additional purchase was for a set series of numbers to be issued to Outside Vendor sale starting with #50,000.

***Decorating Committee – Bonnie Maier***

Reported success of both the Christmas Party with attendance of 70 people and Santa Parade and arrival at our Clubhouse and stated with great gratitude and acknowledgement of all those who helped with decorating. A special acknowledgement for all Bonnie's efforts was also extended.

***Welcome Committee – Carol Ruland***

10 new people on list

***Lou Lessner – Crime Watch***

Introduction of Tony Bossone as new President for 2009. Reported teenage theft of No Parking Sign which Debra will have it replaced.

Theresa Gerdvil announced a campaign for the Organization Kids Against Hunger. There will be a collection barrel placed in the Clubhouse. They will be asking for food to be placed in the barrel and will also accept money donations. The contributions will be provided for families within Pristine Place, Hernando County and then Pasco County.

A motion was made by Judy Clarke to accept this notable charitable cause and was seconded by Frank Kennedy and passed with a unanimous vote.

Bob Villari reminded us of his Toys for Tots campaign and asked that a gift of \$20 value, unwrapped toy be left at his home for disbursement on Sunday the 23rd.

***Access Control – Frank Kennedy***

The new Barcodes for vendors will be ready for implementation on February 1, 2009. Asked that we place the issue of worn-out barcodes for residents on the Agenda of January 2009 Meeting. A decision by the board required to charge \$5.00 or to have it replaced for free.

***Clubhouse Committee – Marty Aleski***

The Clubhouse will be closed 12/24/08, 12/25/08, 12/31/08 and 1/1/08 due to the holidays. The older treadmill needs a new control board and vendor indicated it was probably too old to put further repair money into same, and they recommend we replace it. Fuses were replaced on another treadmill and got it back running. After further discussion between Tony Rizzo and Debra, it was determined we need to confirm our Insurance Coverage for possible accidents and potential liability, as well as the exact status of all machines.

## **Old Business**

### ***Fire Alarms –Debra Perricone***

Proposals for Linus and ADT were reviewed. It appears that the Linus quote is more acceptable due to both the cost and the fact that ADT is an equipment rental only. Judy volunteered to contact the Fire Inspector to determine what in total do we need to do. Debra indicated it would probably include the need for engineering Drawings, layout documentation, application for permit. Debra will provide Judy with all info necessary to communicate with the Fire Inspector.

### ***Road Paving – Bill Dyer***

Spoke with County Engineer and discussed the varied surfacing options. He advised us prices have been reduced by 7% since last year and were expected to drop more. He also reported the bid package for the Parking Lot is 40% less than last year. He intends to get revised quotations from DAB (they paved Elgin), Overstreet (they paved St. Ives) and Lane Construction from Lakeland to present at next meeting.

Phase I \$156K (26K sq. yds)

Phase II \$84K (14K sq. yds.)

He will review Road Study comparison from Reserves with Arlene. But it was noted the Reserves are funded to accommodate this work.

Clubhouse Parking Lot \$18K (1730 sq. yds.)

Overload Parking Lot – Debra noted that there is an Insurance Liability due to our uneven surface in the Parking Lot and will need leveled at least once. It was recommended Bill speak with Swiftmudd on requirements. Old bid was \$13-14K for digging up parking lot.

Raising the manholes in Phase I will be an additional \$3,300 with additions required for same in Phase II.

Bill will ask vendors to quote labor and material separately.

### ***Microphone***

The Clubhouse Committee (with Matt Gerdvil volunteering) will check out amps and what else is needed to get these installed.

### ***ACC Guidelines***

Final ACC Guidelines will be mailed to Residents along with the Clubhouse Rules. Date to be determined shortly.

## New Business

*File Cabinets* – CMC will investigate a local storage facility for storage of all Pristine Place Records. We will utilize the fireproof file cabinet that exists in our record room at the Clubhouse and replace it for ACC with a standard file cabinet.

*Computer* – A computer is required for the BOD to full financials from CMC. Janice received two quotes, one from Dell and one from Tony Siem. Tony's bid had a 3-year warranty compared to Dell's one year warranty and was similar in price. Judy made a motion to accept Tony Siem's bid of \$1,093, and Bob Villari seconded and it was passed unanimously.

*Wall Painting* – Franklin Management received bids for the wall painting from Archibald Construction and Acryliccoat. After review of the quotes a motion was made by Bob Villari to accept the lowest bid of \$18,377 from Archibald Construction, but not sign the contract until it was a more detailed quote with specific paint and work details. Frank Balogh seconded the motion and it was passed with a yes from Janice, Judy, Frank Balogh and Bob. Frank Kennedy voted nay. CMC needs to draft a letter to notify Homeowners that are required to trim bushes, etc both in and out of Pristine Place.

*Committee Financials* - CMC wants all receipts for all committees. The Board will establish uniform reporting criteria for said Committees.

*Website* -The Board has an on-going investigation as to where our website went and the options to get another one up and running by ourselves or our new Property Manager CMC.

Frank Kennedy made a motion and it was seconded by Frank Balogh to adjourn the meeting – passed unanimously. The meeting was adjourned at 9:05 PM.

Submitted by: \_\_\_\_\_  
Judy Clarke, Secretary

Date Approved \_\_\_\_\_

Approved by: \_\_\_\_\_  
Janice Bulla, President

Approved by \_\_\_\_\_  
Artie Hallberg, V. President

Approved by \_\_\_\_\_  
Arlene Mullen, Treasurer

Approved by \_\_\_\_\_  
Frank Kennedy, Director

Approved by \_\_\_\_\_  
Bob Villari, Director