

## BOARD OF DIRECTORS MONTHLY MEETING 4/16/09 MEETING MINUTES

The meeting was called to order by Janice Bulla at 7:09 PM.

Proof of Notice was affirmed.

In Attendance:

Janice Bulla, President, Judy Clarke, Secretary, Frank Balogh, Treasurer, Bob Villari. Artie Hallberg was absent.

-FRANK KENNEDY

Also in attendance were Josie Bctancourt and Milt Smith from CMC.

### ***Meeting Minutes:***

The Board of Directors Meeting Minutes of 2/19/09 were read. A motion was made by Bob Villari to accept the minutes as read and seconded by Frank Balogh. The motion was passed by a unanimous vote.

The Board of Directors Meeting Minutes from 3/19/09 were read. A motion was made by Frank B to accept the minutes, seconded by Frank K and passed unanimously.

### ***Announcements:***

1. The Andrews case. The mediation agreement was not complied to and on 3/16/09 a new court date was requested.
2. The Belniak case. A trial date has been requested as of 4/9/09 since the Belniak's attempt to have the case dismissed was not approved and the lots have not been corrected.
3. A reference regarding speeding on St. Ives was cited as well as open gates. Judy Clarke made a motion to not install speed bumps, Frank Balogh seconded the motion. The motion was passed with yeas by Judy, Frank Balogh and Frank Kennedy. Janice and Bob voted no. The motion was passed 3 to 2.
4. Town Hall Meeting. The meeting was agreed by all Board Members to reschedule for 5/13/09. Janice identified she will be traveling on business and would not be able to attend and Frank B identified he would be on vacation and would not attend.

### ***Treasurer's Report:***

1. Frank B identified that Munro & Associates estimated a price of \$3,900 to perform the 2007 audit but it came in significantly less. Frank B recommended we conduct an audit for 2008 again. Bob Villari made a motion to have Munro & Associates conduct the 2008 audit which was seconded by Frank Balogh and passed unanimously.
2. Roads have been completed but the outstanding items need verification before the remaining 10% will be paid. Frank to check with Artie on the status as well as problem with Phase 6 road feathering on Cori Loop. Frank will ask OJ Klim to check The Central Testing Report.

3. The Blue combs for the fire hydrants identification requires installation in the roads. Frank Balogh said the Fire Dept. would be contacted per Bill Dyer.
4. There is \$201,000 remaining in the Reserve Fund.
5. BBT is offering a 9 month CD at 1.5% or 15 mos at 2%. Decisions must be made by 6/1/09.
6. Assessments unpaid to-date are 69 homeowners totaling \$20,509.45. Unpaid fines are \$71,800 for a total of \$97,350.
7. The first part of the assessment data was sent to the attorney on 4/17/09. The first late demand letter has been sent with a 45-day response requirement.
8. Fines – Board needs to identify actions to collect on outstanding fines.

***Property Manager's Report:***

1. The flagpole was priced out at \$2,600 total cost. It was agreed to table until the budget and potential shortfall due to lack of payment of HIOA dues is resolved.
2. Phase 6 Tree Installation – City water will cost approximately \$4,200 to install. Josie is working on dates for installation.
3. Irrigation addresses have been completed for the islands and Frank K to work with US Lawns to set the water schedules.
4. The prior Archibald quote for the walls was \$17,000 and the new quote is \$22,326. Frank Balogh made a motion to withdraw the \$17,000 approval and accept the new quote. It was seconded by Bob Villari and was passed unanimously.
3. Violation report was submitted and reviewed by Frank K and Artie. The entire board should be copied on the report after each inspection.

***Welcome Committee:***

Carol Ruland reports there are more new sales pending.

***Crime Watch:***

Tony Bossone reported that statues were stolen on Carlisle, as well as a bicycle on St. Ives.

***ACC Report:***

Rich Ruland reports 13 applications were approved and one denied.

***CERT:***

June 1 starts hurricane season and anyone with medical needs should contact the county.

***Old Business:***

1. Landscaping – we have included DRA's for a single price. To date, we anticipate quotes from US Lawns, Pristine Lawn & Landscaping, and Ben Graham. We spent approximately

\$72,000 last year which included Irrigation, Lawns and Fertilization. The association spends \$800 per month on irrigation which included a number of water main breaks.

The RFP for landscaping was reviewed by the board and Frank Kennedy made a motion to accept the RFP. It was seconded by Bob Villari and passed unanimously. RFP will be sent to vendors interested and Frank K will walk interested vendors through the community to understand the areas addressed in the RFP.

2. TV for the Clubhouse. Janice opened this for discussion. Judy would like to pursue the TV but the rest of the board would like to table until budget issues are resolved. TV tabled for now.

3. Grounds Committee – Discussion on this indicated that this committee would manage the Landscaping and Irrigation RFP and the vendor supplying the services. It was discussed that this is the management’s responsibility and not a committee’s responsibility. At this time the committee is not required so it was tabled. X

4. Fire Monitoring. Milt identified that they are still trying to contact a company they are familiar with that has fire monitoring but has not been able to reach them. Based on previous board discussion Janice asked Milt to acquire a quote for a horn on top of the building as well. Fire monitoring tabled until more information is provided by CMC.

5. Declarations and Covenants. Judy indicated residents would like a copy of the documents so she will put a note in the newsletter identifying who requires a printed hardcopy. *current up-to-date*

6. Website: Basic maintenance is \$35.00/hour and the site is currently being updated.

Bob Villari made a motion to adjourn. It was seconded by Judy Clarke and the motion passed unanimously. The meeting was adjourned at 9:40 PM.

Submitted by:

<p><i>Judith Clarke</i> ----- Judith Clarke, Secretary, Director</p> <p><i>Artie Hallberg</i> ----- Artie Hallberg, Vice-President, Director</p> <p><i>Frank Kennedy</i> ----- Frank Kennedy, Director</p>	<p><i>Janice Bulla</i> 5/21/09 ----- Janice Bulla, President, Director</p> <p><i>Frank Balogh</i> ----- Frank Balogh, Treasurer, Director</p> <p><i>Bob Villari</i> ----- Bob Villari, Director</p>
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