

MINUTES FOR THE MONTHLY MEETING  
OF THE BOARD OF DIRECTORS  
MAY 21, 2008

BOD PRESENT

Ron Oliver  
Donna Mulig  
Jane Lange  
Ed Welt

BOD ABSENT

Jan Hicks

OTHERS PRESENT

Hal Sheridan  
Bud Anderson  
Frank Bibbins  
Stephanie Curtis  
Ron Murphy  
Cheryl Anderson  
Barry Benjamin  
Vicki Kahle

1. The meeting was called to order at 2:02 by Treasurer, Ed Welt.
2. Confirmation of a Quorum; four of the five BOD present at time; President Ron Oliver arrived shortly thereafter from a previous meeting.
3. Approval of the minutes of weekly meeting on April 19, 2008; check with Jan Hicks on one item first. Motion by Jane, Ed seconded, all in favor.
4. Announcements
  - ◇ Ron Murphy confirmed Friday's 10:00 meeting at Laurel Oaks with Ruth Johnson—could be 3 hours. Laurel Oaks has just over 400 homes. Ron gave directions to her office. Their board president is unable to attend this meeting, could be contacted after. Jan, Ed, Ron Murphy, Jane and Ron Oliver are expected to attend.
  - Community Picnic will be this Sunday. Residents should respond; information in flyer recently distributed.
5. Treasurer—Ed Welt
  - ◇ Ed stated that we are in good shape, considering all factors.
  - ◇ Invoices—time was spent reviewing a number of invoices, including those for gutters, legal time and fitness center.
6. Comments from Committee Chairs
  - ◇ Ponds—Bud Anderson
    - Two checks were cut for Pond # 7 work; one half of total amounts due. \$375 to Lantern Electric; \$1117.64 to Vertex. Bud presented installation contracts for signing. Jane approved maintenance contract for bubblers, Donna seconded, all in favor. We will receive periodic service on bubblers.
    - Lantern will start electric very soon, Vertex will then install bubbler.
    - Use of CDD meter for electricity has been approved.
    - Bud will get bids on electricity for Ponds 15 and 1.
    - Pond # 11 work tabled due to extremely difficult and expensive multiple electric service installation bids.
    - Ron Murphy noted that we are not too far off projections on most of the ponds/bubbler estimates.
    - Barry Benjamin will be handling ponds during Bud's absence (early June through early October)
    - Hydrilla has been identified on Pond #14. Extremely invasive weed, chokes lakes and pumps. Window to treat chemically will be over soon. Chemical would probably require 3 applications and takes 5-7 weeks. After each application there could not be irrigation for a period as chemical can kill other vegetation. Grass carp might help. Our pond # 14 has been identified as having a great need for these fish. Florida Wildlife has us on their list.

- Stephanie said that another association has just purchased their own supply as process with State can take quite a while, and has in our case also.
  - Cost of purchase per fish is about \$10-16 per fish—State supplies at no cost. We have been waiting since February; we questioned if Vertex can assist in expediting this matter.
  - We do not want to do chemical treatment at this point, reconsider next year if conditions warrant. Would like fish in pond for now.
  - Ron Oliver asked about the tag for aquifer pump on pond #14, could not locate. It was on back of post. It will be moved to a more visible location for SFWMD's inspection. IT WAS NOTED THAT A REPORT MUST BE FILED WITH SFWMD BEFORE LONG—BELIEVE IT IS AUGUST.
- ◇ Contracts—Cheryl Anderson—Cheryl had presented the BOD with a spreadsheet of our current contracts. BOD reviewed this comprehensive list.
- Warranty topic was raised. It is very important that when items are purchased, the warranty information recorded and submitted to Cheryl.
  - Also, an estimate of useful life should be made and given to Ron Murphy.
  - Cheryl is willing to enter all information on both contracts and warranties.
  - During her absence, this information can be mailed, emailed, or scanned to her.
  - This format of contract information is most helpful.
- ◇ Irrigation—Jane Lange reported for Frank Lange. Charlestown pump has new part installed and is running. Sea Island—ground fault was found and repaired.
- Irrigation was turned off last night; 2" of rain received.
  - Ron Murphy would like Frank Lange to give him individual electric meter information. We have many electric meters and need to identify what they pertain to. It was also noted we have six pumps and we need to break down their costs.
- ◇ Nature Trails—
- Frank Bibbins noted that these amenities are under utilized. Could be a tremendous community asset.
  - Boardwalk—Frank presented plans using Myakka State Park model. He and Hal measured 30', went to Home Depot and created a construction model to estimate costs. It had a railing on one side for viewing, wheel chair bumper other side. Question whether railing needed for other side. It was pointed out that this is not a deep stream area. Estimates \$1584 for materials.
  - Frank and Hal had an alternate proposal. If concrete weir already in place can be used for base, cuts off 8', bringing cost of materials estimate to approximately \$1200.
  - Labor is expected to be equal to materials estimate, doubling the construction price.
  - Could there be a building party? Community project? Boy Scouts?
  - Insurance must be consulted with plan. Frank will follow through.
  - Benches—Hal Sheridan. \$600 was previously approved for purchase of 2 benches. They will be recycled material. Could cost more with shipping and tax. BOD approved going ahead with reasonable increase of benches of durable material. Hal will follow through.
  - Hal wondered about benches being an advertising opportunity.
  - Resident request for upgrading trail base....grass, mulch, dirt, crushed stones, and crushed shells discussed. Condition of wood along sides of trail also discussed. Expensive project, no decision at this time considering economic conditions and budget.
  - Hal and Frank will get several estimates in case there should be money near end of budget year.
  - Signage. CDD has given our request to their engineer. It was asked if Masterworks could give us a better price. Signs are CDD; they are in their 09

budget. It was again noted the many repairs and expenditures that have needed to be taken care of by the CDD and HOA that were not in budget.

- Ron Oliver will check to see if we can get signage soon.
- Hal saw a short tail hawk and hoped residents would be on the look out for further sightings.
- ◇ Fitness Center—Ron presented Jeanne Oliver's report.
  - Question of interval billing for fitness center service; Stephanie will check on this.
  - Maintenance—Company installed cable for low/row/bicep/curl. Total cost is \$149.10 ordered at time of March maintenance.
  - Both incorrect parts previously shipped for equipment have finally been picked up. Replacement part needed may have to be built. It will be shipped to maintenance company for their install at the next regular service date.
- ◇ Neighborhood Watch—Vicki Kahle
  - Vicki stated that the post light alert notification is continuing and going well. Follow up of reporting non compliance to Stephanie will occur.
  - Three block captains are still needed.
  - Mission Statement was presented, Donna will scan and send to BOD.
  - Scope and responsibilities of this committee was discussed. Donna stated that the BOD has been asked to address more aggressively the vandalism issue. One of the best ways is to have eyes, ears and feet visible. Neighborhood Watch would be a good vehicle. It was suggested that dog walkers might be able to assist on committee as they are out in community.
  - Ric Romanoff and Terry Williams have training in areas that might greatly assist this effort.
- ◇ Finance—Ron Murphy reviewed revenue and expenses. We are currently spending under budget, but it is still early in the year. Deferred revenue is assisting.
  - He highlighted several items of concern. He also compared this year's budget to last years at this time.
  - Delinquency amounts, general economic conditions and probable negative effect of pending legislation capping HOA's unpaid dues recovery all cloud financial forecasting.
- ◇ Pool—Jane Lange shared committee information.
  - White fences that were probably originally used for dumpsters are a problem... have had garbage left inside. They serve no purpose. One is locked. Lock will be cut off. We would like to remove any sides not useful for fencing of adjacent property. Needs further discussion.
  - Condition of grill and general areas. It has been noted that large groups are having parties without going through AMI to reserve the facilities and giving the needed deposit. Jan will add information to Welcome Letter and Resident Information letter going out to the community soon.
- ◇ Compliance—Vicki Kahle—May minutes reviewed, several small recommended changes before posting.
  - Committee needs additional members.
  - Summer meeting schedule could be a challenge.
  - Vicki will contact members and try to plan several meetings around their availability and advise Stephanie. Stephanie needs to know well in advance, as notification will be sent two weeks before a meeting.

## 7. Report from Association Manager—Stephanie Curtis

- ◇ Delinquencies
  - We have heard conflicting information regarding the proper application of payments received. Stephanie explained AMI's policy and when further questioned had accounting pull language from governing statutes: Chapter 720, Statute 720.3085
- ◇ *Payment for assessments; lien claims.—*

*(3) (b) Any payment received by an association and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and responsible attorney's fees incurred in collection, and then to the delinquent assessment. This paragraph applies notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment. A late fee is not subject to the provisions of Chapter 687 and is not a fine.*

- We further reviewed a resident account that is complicated. It was noted that there are two accounts when there are violation fines (violation fines cannot be liened).
- ◇ Violations—On-line spread sheet is current. Weeds in beds and lawn problems were recently cited. Equipment not landscaped—7 or 8 cited.
- ◇ Fitness Center—a check in the amount of the credit has been received. Safety problem noted after last service (bolts left loose). Stephanie will address this and also intervals of billing with fitness maintenance company.
- ◇ Stephanie will send signed contract copies to Cheryl Anderson.
- ◇ Stephanie is awaiting BOD decision on bid information; BOD is discussing situation with CDD.
- ◇ Stephanie contacted Manatee county relative to median contract; they have not been able to locate it as of yet.
- ◇ Pool resurfacing. Paint has not held up. Vendor will repaint; Jane has not secured a date. Stephanie will contact them for repainting date so power washing can be scheduled.
- ◇ Resident reservations for recreational facilities were discussed. BOD would like a sign posted when there is a reservation. Stephanie brought up that few people are reserving. We need to advise community of this process. A sign near grill or at pools could help.

## 8. Unfinished Business

- ◇ TLC updates—Jane Lange Communications are good; strong working relationship in both landscaping and irrigation areas. Response time good.
- Irrigation Responsibilities TLC vs. Resident-- Irrigation maintenance was discussed. Monthly check does NOT include cleaning individual head filters. This is a time consuming resident responsibility. TLC can be contacted for taking care of this; they will discuss pricing and billing.
- ◇ Planting Moratorium—TLC has asked that sod/bed planting be limited, considering the drought, and recent strenuous activity asked of our system with resodding project. Residents that plant will need to take responsibility for hand watering. ARC has been informed.
- ◇ Fountain position Pond # 14—Jane Lange has an estimate from Stormwater Maintenance...vendor who originally replaced fountain, which we believe was not put in correct location. Bid is \$844, significantly lower than Vertex estimate. Ron Oliver raised concern over using another vendor with our current Vertex contract, Stephanie concurred this could be a problem. BOD is concerned about Vertex price, given the money we spend with them. Jane will contact Vertex and advise further.
- ◇ Resident Mailing Packet—Jan will have information complete very soon. As we waited for receipt of Amendment Certificate, a number of other items have appeared, changed or otherwise modified mailing information. Jan will add facility party information and June pool meeting to packet.

## 9. New Business

- ◇ Frank Bibbins spoke about county issues, projects and other items that could impact our community. BOD agreed that this important. Hal Sheridan is currently on Property Impact Committee and could use additional assistance.
- ◇ CDD election process—Ron Oliver has contacted the CDD. There is more information needed. Board of Elections will be contacted. Ron will follow through and information will be shared with community ASAP.
- ◇ Irrigation/Landscape Bid—Ron has met with several CDD personnel relative to this topic. Since we share common property and irrigation infrastructure and needs, this can complicate having different vendors. It was also noted that there are few companies that can do landscape and also manage our Tucor irrigation system.
- ◇ Property Manager—Ron asked Stephanie if AMI had personnel on site in communities. Stephanie said that they do. They are currently advertising for a person and she shared the job description with us. Community would keep current management services, including Property Manager and add additional person on site. It was noted that 31 hours per week would be just below trigger for benefits and worth keeping in mind.
  - Costs and value would need to be compared.
- ◇ Severn Trent needs to be contacted.

10. Homeowner comments

- ◇ Hal Sheridan shared concerns raised in Carriage Run. There are a number of female residents that are very concerned about some recent notifications to our community. Pictures of plates at entry locations are said to be of good quality and can be viewed. Sheriff can be called for intruders or matters that could be considered a possibly threatening situation. Security is important to our community. How could Gate House be more active? Neighborhood Watch more visible and involved?

11. Meeting adjournment; motion at 4:55 by Ed, seconded by Ron, all in favor.

There was a brief post-meeting to discuss confidential records.

Respectfully submitted:

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Donna Mulig

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Date

No meeting next Monday, May 26, 2008—Memorial Day