

MINUTE OF THE WEEKLY MEETING  
OF THE BOARD OF DIRECTORS  
February 25, 2008

BOD PRESENT:

Ron Oliver  
Jan Hicks  
Jane Lange  
Ed Welt  
Donna Mulig

ABSENT:

None

OTHERS PRESENT:

None

1. The meeting was called to Order at 10:02 am by President, Ron Oliver.
2. Confirmation of a Quorum; all BOD were present.
3. Approval of the Minutes of February 20, 2008; such motion was made by Ron, seconded by Jane, all in favor.
4. Announcements
  - ◇ Frank Lange designed and built a tool to clean groove on Drayton and Charleston. Alex will clean area once a month to assist in keeping this area from flooding.
  - ◇ Seven Oaks pool video will be studied to determine who left a mess there recently.
  - ◇ Jan Hicks is developing an informational resident data base.
  - ◇ Jan Hicks is adding columns to delinquency report info from AMI; would include dates of notices sent.
  - ◇ Information was shared from the recent CA Conference attended by Jan Hicks, Donna Mulig and Ed Welt relative to legal and delinquency processes. There was much valuable information shared.
  - ◇ Ed discussed Rights and Responsibilities for Better Communities pamphlet distributed by the Community Associations Institute. Very good document, professional mechanism for all parties. There are clearly stated goals.....BOD will read and offer comments at next meeting.
  - ◇ Peoples Bank is now Superior Bank. They are interested in discussing our account and meeting our needs. Ed will contact bank and compare their services with recent offering from Florida Shores Bank.
  - ◇ Community involvement relative to voting, meeting attendance (and meeting costs) were discussed.
  - ◇ Volunteer status was discussed; this community requires considerable resident commitment to prosper. BOD tried to problem solve meeting our many needs and attracting new people to share the responsibilities. Options will be further discussed and researched.
5. Unfinished Business
  - ◇ GOTV progress report—Updated numbers were reviewed; counts will be finalized soon. Deadline is rapidly approaching. Donna has recently turned in ballots.
  - ◇ TLC updates—Friday meeting went well.
    - Weekly report is assisting process, communication is good.
    - Irrigation problem is being investigated.
    - Jane will check to make sure all previously scheduled irrigation projects are complete except retro of Tucor connections for two remaining pumps. She will get timeline on that.

- Damage report will be generated substantiating necessary repair costs from Verizon cable burying. Submittal date of last invoice to Verizon needs to be determined.
  - Irrigation map will be given to us at the end of March.
  - New sod process was discussed.
  - Donna, Ed and Jan recently visited Willowbend community. It is 20 per cent grass; 80 per cent is beds and mulch. General look is not what we desire, but some components are worth considering for the future. Medians and hard to mow areas consist of trees, beds and mulch; areas between homes on small lots were mulch. Some sprinklers could then be turned off. This might alleviate our run off problem, especially around water banks; keep mowers out of hard to mow areas. save sprinkler heads and assist in lowering maintenance costs.
- ◇ Capital Replacement Reserves Report Comments—This document will be reviewed at next BOD meeting.
  - ◇ Annual Meeting Draft Minutes Review from Stephanie. BOD discussed this document which includes Ron Oliver’s complete comments. There are several small changes. Donna will contact Stephanie. When those changes are made, Ron motioned for approval of minutes with attachment; second by Jane, all in favor.
  - ◇ Compliance Mission/Procedure Document Review—BOD was very pleased with the creation and scope of this document. There are several small recommended changes. Donna will get in touch with Compliance; then document is recommended for approval and posting.
  - ◇ AMI communication with committees, and Compliance/ARC sharing of information. All BOD were in favor of all that can be done to simplify and assist communication, and having process hopefully make things easier in the long run. Ron will talk to ARC; Donna with Compliance.
  - ◇ Violations—CA Conference stressed addressing all violations within a reasonable time frame. Continuity is important, as is fairness. Follow through must be in place.
  - ◇ Electrical update/Jane. Lantern Electric is at Pond 14 site today. Ron, Jan and Jane have checked site; input pipe was reconfigured closer to present water level. (Update: BOD subsequently checked Pond 14 and water was flowing from our new pump!)
  - ◇ Wild pigs—Resident shared concern; thought we should not remove these animals. Discussion ensued; this is a safety issue; they are killing grass, trees and there have been previous injury reports in other areas. Unfortunately, they need to be removed. Costs were discussed.
  - ◇ Insurance coverage review, including costs—Ed is awaiting information from Max. coming this week.
6. New Business
- ◇ Mulch playground/Jane. Discussion relative to moving rubber mulch from nature trail to playground area. Products available and their composition were discussed. Playground web sites will be looked at. Jeanne Oliver has research on this; Jane will contact her.
  - ◇ Free Bushes w/labor cost/Jane. As per previous info to BOD; resident has plants that need to be removed soon; hopefully replanted in our community. Berm would be a good area. This is CDD property; they must be contacted. This would be a labor only charge for plants. Irrigation is reportedly operational there.
  - ◇ Wednesday Meeting with Dale Weidemiller. We are on for Wednesday at 2:00 pm.
    - Current Bond market situation was discussed, with general economic concern shared. Insurer intervention may assist; if not there could be a considerable wait for sale opportunity. Downgrade of insurers would certainly hurt situation.

- Question of lowering anticipated savings percent was raised. We are still hopeful to reach 2 % savings; not ready to adjust this, unless absolutely necessary. Various considerations and scenarios were discussed.
  - Conditions are being closely monitored.
  - ◇ Next CDD meeting is scheduled for March 13. There should be more information soon.
  - ◇ Billing and vendors were discussed; Ed will follow through tracking several invoices.
7. Adjournment was announced at 12:25. Motion by Jane, seconded by Ed. BOD then went to Pond 14 and viewed newly pumping water.

Next Weekly Meeting: Monday, March 3, 10 am

Annual Meeting Extension Meeting: Monday, March 3 at 3:00 pm at AMI.

Respectfully submitted:

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Donna Mulig

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Date