

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
Monday, March 24, 2008

BOD PRESENT:

Jan Hicks
Ron Oliver
Ed Welt
Jane Lange
Donna Mulig

BOD ABSENT:

None

OTHERS PRESENT:

None

1. Call to Order was announced at 10:00 by President Ron Oliver.
2. Confirmation of a Quorum; all BOD present.
3. After a review and several recommended changes; Ron made a motion, seconded by Jan for the approval of the Minutes of March 17, 2008 AND March 19, 2008.
4. Announcements
 - ◇ Ron Oliver is meeting with CDD regarding a number of items, including pressure washing of entrance pillars and vehicular gate back up batteries.
 - ◇ A resident had requested permission to use rubber mulch in their landscaping beds; this request was rejected. Resident contacted Ron Oliver for BOD consideration. Ron explained that our documents prohibit such material from resident lots.
 - ◇ Frank Bibbins, Nature Trails, has been instrumental in having Benderson Corp. secure the area where muddying was taking place. This location borders our property, Benderson's new construction and FPL access site. Benderson has put in fencing and a gate.
 - ◇ ID permit for pond #14 aquifer pump must be gotten from AMI and affixed to pump.
5. Unfinished Business
 - ◇ Paint Ball Incident—Because of resident complaints to the BOD, Ed contacted a Heyward Circle resident regarding paint balls being discharged from their property. He explained that this activity is not allowed in our community. Parent said activity will stop. Jan will draft a letter to resident confirming this conversation; BOD hopes that more steps will not need to be taken in this matter.
 - ◇ Paint ball incident again—There is another complaint against a resident on Planters Knoll. There have been previous complaints. Sheriff's Office was called at that time. Attempts to contact this resident by telephone have not been successful; evidently unlisted phone number. Sheriff's Office will be contacted regarding the outcome of the last complaint and inform them of photographs we have of latest incident. Both CDD and preserve property have been reportedly involved. Residents also have safety concerns. Jan will check with CDD, will get copies of AMI letters previously sent to this

residence and will draft a letter to resident informing them that this activity cannot continue.

- ◇ Pool Vandalism incident—BOD received final draft of a letter to go to resident, this was again reviewed; changes must go to Donna ASAP. She will then send to Stephanie, camera ready for AMI stationary and mailing.
- ◇ Green Street Residence--has many resident complaints. We have Sheriff's file, Jan is getting copies of AMI violation file.
- ◇ Sheriff Steuby meeting—Ed met with Sheriff regarding residents that consistently break the community rules. Sheriff informed Ed that residents who file a complaint must fill out an affidavit. Civil actions may be required in this matter. Chad will be consulted.
- ◇ Drafted documents for resident mailing—Jan said that BOD should review the documents that will be mailed when we have the filing paperwork complete for our amendment changes.
- ◇ Newsletter—Jan. BOD spent considerable time discussing this situation and possible future direction of this endeavor. This was tabled.
- ◇ Insurance—Ed summarized a comprehensive report by Bruce Slaughter. Our current agent is Purmort, they are well recognized and we are pleased with them. Insurance is up for renewal September '09; D + O date is September '08. We may have to do some comparisons before that time. Frog at Charlestown pool is a slide. BOD viewed the frog. It is beginning to show wear and may be an insurance problem in the future; it may have to be taken out. What this would entail needs to be investigated; Jeanne Oliver will see if she has any information. We may need to contact original installer and/or manufacturer. Pool company will also be consulted.
- ◇ BOD was very pleased with the comprehensive report prepared by Bruce regarding insurance for our community and thanks him for his efforts.
- ◇ 2005 Tax Penalty has been referred to in financial reports; Ed will check into this.
- ◇ Pool Furniture—Ed asked about the possibility of repairing our pool furniture rather than replacing it. It was noted that there are also frame problems. The new furniture order has been approved but not ordered yet. We need to work past this spate of vandalism before we proceed.
- ◇ During BOD meeting, weekend damage to the Seven Oaks gate, bathroom toilet plugging and improper use of fitness area was reported. BOD and involved committee people are most frustrated by this lack of respect and damage by a few of our residents.
- ◇ Cameras—Jane will check further; Ron Murphy had good information, we need two more for now. Motion by Jan, second by Donna, all in favor of moving on this purchase now; needs to be installed ASAP because of vandalism concerns.
- ◇ Leasing articles recently in Herald Tribune were briefly discussed; we now have language in place prohibiting excessive short term rentals of our property.
- ◇ Nature Trail committee has requested three signs listing numerous resident information, also an end of trail sign. Jane will send list to BOD. They also spoke about the need for a bridge and benches. BOD felt that benches cannot be wood; deteriorate too quickly. This is being researched
- ◇ Jane reported that she has not been able to access key card program, will try further.

- ◇ Capital Reserve New Resident Fee—Chad must be consulted.
- ◇ Five wild boars have been captured; there are possibly two remaining.
- ◇ Legal Matters—Donna will contact Chad regarding the filing from our recently passed amendments. She will also ask for information to be sent now regarding residents continually not following the rules of our community.

6. New Business

- ◇ Posts at emergency access road in Carriage Run were discussed. The removable slats were ordered taken out by the Fire Department. Posts need to be removed; Jane is looking into this.
- ◇ Emergency Access Road Area—this area has had much activity in the last year; the latest of which was the installation of electricity and the aquifer pump. Pond water level was extremely low, now is filling up. Water will rise in the area that resident complained about. There will also be seeding where needed.
- ◇ Dog Park—County has not responded to Jane's email.

7. Adjournment was announced at 12:54.

Respectfully submitted:

Donna Mulig

Date

Next Weekly Meeting: March 31, 2008