

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
MONDAY, MAY 5, 2008

BOD PRESENT

Ron Oliver
Jan Hicks
Jane Lange
Ed Welt
Donna Mulig

BOD ABSENT

None

OTHERS PRESENT

Ron Murphy
Frank Lange

1. Call to Order at 10:00 by Ron Oliver.
2. Confirmation of a Quorum; all BOD present.
3. Review, several small changes, then motion by Ron, seconded by Jane for approval of the minutes of April 28, 2008; all in favor.
4. Announcements
 - ◇ Honore Gate Problems—Vehicular exit on to Honore is fixed; pedestrian gate still is broken, it will be fixed again.
 - ◇ CDD Budget—Ron Oliver should receive draft of 2009 budget very soon. Budget is to be finalized by June 15, not leaving much time for HOA to comment and offer suggestions.
 - ◇ Boat on bank of pond # 14 has been removed.
 - ◇ Signs for Nature Trails—no information from CDD yet.
 - ◇ Becker Poliakoff Meeting—Mon 5/12 at 8:00; BOD needs to read material and develop questions for meeting. After that meeting, we will plan a meeting with Andy Cohen.
 - ◇ Pool School—Tues 5/20 at 9:00. Jane will request documentation of presentation for HOA records. It is very difficult to absorb all information during the demonstration.
 - ◇ Melrose Management Meeting—Tuesday 5/27 at 2:00. BOD needs to read information and develop questions.
 - ◇ Corporate Filing for 2008—Donna announced that Stephanie Curtis has sent in to Florida Department of State, Division of Corporations, our Florida Non Profit Corporation filing. Armand will talk to our HOA accountant regarding what how this status benefits us.
 - ◇ University Place sign near BB&T—Ron Oliver has not received additional information yet.
 - ◇ Screens—Completely retractable screening was approved for a front doorway. Must apply to ARC for approval (please note: screen doors were NOT approved.)
 - ◇ Jane has contacted Stephanie and Doug Wilson of AMI regarding a personnel complaint she received.
5. Unfinished Business
 - ◇ Amendment Certificate/Resident Mailing Packet—Donna received, scanned and sent to the BOD the official Certificate of Amendment processed by Manatee County. This certificate will be included in packet to be mailed to residents. Packet material was reviewed. Still waiting for an information sheet from Compliance. Jan will send packet draft to BOD for final approval. Some pages will be back to back to keep packet weight down.

- ◇ Meters/Electricity for bubblers—Electrical estimate for Pond # 7 is \$750. This was approved by a motion by Jan, seconded by Ron, all in favor.
 - We need bubbler prices for ponds.
 - Estimate for electricity for Pond # 11 was over \$5000. This amount is not able to be approved due to economic and budgetary constraints. Jane will ask Bud to contact Lantern for an estimate for possible hook up to electrical box between lots 5 & 6 on Green Street, where there is an easement. Bushes blocking electrical box will need to be cut back.
- ◇ Pond 14 culvert needs repair between lots 33 and 34. While it is expected to cost \$1495, structurally it must be done. The BOD supports this needed work. It was noted that because of the many amenities in our community both the HOA and the CDD have needed to make many necessary repairs that were not anticipated.
- ◇ Verizon Phone Service Order—Frank Lange. DSL is hooked up at Seven Oaks Pool. At this point cannot hook up to controllers, we need router. Verizon process is that wrong part must be returned and then they will reorder correct router. It will come to Frank Lange. Only 1 phone line right now, but it can work. Frank shared that Fios service is not currently available and we will need additional wiring when it becomes available. DSL should be okay.
- ◇ Neighborhood Watch—Jan has asked Vicki and committee to develop a Neighborhood Watch Mission Statement. There is community concern regarding vandalism and its costs. Also, fostering communication is important to our community and Neighborhood Watch is a perfect vehicle.
- ◇ Vertex Bid for Fountain Move—Last year, one of the fountains on Pond #14 was removed and replaced by Stormwater Maintenance Company. Vertex was recently asked to move the fountain further into the pond. They were not able to move it very far because of the lack of additional electrical cord length. They were asked to give an estimate for underground rewiring and moving it where requested. Estimate was over \$3700.44. We are not able to approve this amount at this time because of budgetary and economic concerns.
- ◇ Irrigation Problems—Jane and Frank have been in contact with Rich Lutley, TLC. Latest pressure problems were discussed. Could be computer error, Tucor will check data. TLC was reminded that our irrigation system needs to be on a separate computer. BOD reviewed our TLC irrigation contract. Accountability is spelled out in our performance based contract. Current level of response and performance are not always meeting contract stipulated standards, but is much better. As promised BOD is securing other irrigation and landscape bids. BOD discussed ramifications of canceling current TLC multi-year contract, including the loss of the monetary rebates, and money that would become payable by Carriage Run residents.
- ◇ TLC Irrigation Map—Frank Lange working on developing a map from data given by TLC. He may need further assistance with this project.
- ◇ TLC common area concerns— Residents have been complaining. There are areas that have much clover especially noted on Ashley Circle. Also there is a patch of heavy weeds and dead turf along Seven Oaks at Indigo Ridge. Jane will speak to Rich.
- ◇ Frog—There are continuing insurance and maintenance concerns that the BOD is trying to sort out—Jan will contact Splash pools, who was installer.
- ◇ Social Committee—Jan
 - \$108 profit on garage sale; \$41.76 additional spent on Wine and Cheese.
 - Picnic planned for 5/25. Many activities. Flyer being developed to be distributed soon.
 - Progressive Dinner being planned, more information as time gets closer.
- ◇ Green Street Residence—more neighbor complaints. Garbage strewn and left. Question for Becker and Poliakoff. Action needs to be determined. Their transaction account breakdown needs to be verified.

6. New Business

- ◇ Ron Murphy has asked Frank Lange to check electricity meter information. There are many meters. Purpose is to determine comprehensive list for records. This would assist with identifying amenity costs and planning budget.
- ◇ Priscilla Heim has resigned from ARC; BOD thanks her for her dedicated service to our community. BOD welcomes David Vanzant as new ARC Chair.
- ◇ Frank Lange has resigned from Neighborhood Watch because he is spending extensive time on irrigation and other HOA matters.
- ◇ Landscape and/or Irrigation Bid Information—Jan is looking into irrigation bids; Jane has asked Stephanie to get landscape maintenance bids for our community.
- ◇ Ron Oliver suggested an informal Community Meeting. It is tentatively scheduled for Saturday, June 21 between 10-12, where residents could ask questions or share information with BOD.

7. Adjournment was announced at 12:30.

Respectfully submitted:

Donna Mulig, Secretary

Date

Financial Meeting—Monday, May 5 after lunch

Next Weekly Meeting: Monday, May 12, 2008—8:00 Becker Poliakoff meeting first