

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
JUNE 9, 2008

BOD PRESENT:

Ron Oliver
Jan Hicks
Jane Lange
Donna Mulig

BOD ABSENT:

Ed Welt

OTHERS PRESENT:

Ron Murphy

1. Call to Order announced by President Ron Oliver at 9:30 am.
2. Confirmation of a Quorum; four BOD present.
3. Approval of the Minutes of June 2, 2008; motion by Jan, second by Ron, all in favor.
4. Discussion regarding recent Medallion Homes Meeting—Long discussion regarding our previous meeting with Medallion Homes, owner/developer of Riva Trace property. Medallion Homes wanted to gauge our interest in some form of community joining. The various scenarios discussed varied, but involved having them pay a lump sum and contribute a fee monthly for the use of our facilities. While the influx of monies would be very helpful to build a meeting room/office and other amenities for our community, we felt that the complexities of such a negotiation, coupled with congestion, wear and tear and on our roads and facilities, and increased traffic on Meeting Street all outweighed benefits. While we remain concerned about Manatee County's having previously granted their property pedestrian gate access, their proposed building of a pool complex should satisfy their residents. Jan made a motion at this time not to continue discussion with Medallion Homes regarding shared facilities, Jane seconded, all in favor. Ron will call Peter Logan and Carlos Beruff.
5. Announcements
 - ◇ Community Association Management Insider Magazine--Donna shared that she received subscription renewal information. The BOD liked this publication, but it was decided that \$274.00 was too high a price to pay.
 - ◇ Fence Damage—Ron Oliver has several times reported and followed up on two perimeter fence problems. He shared that the CDD has a new fence company; Ron will continue to follow through
 - ◇ CDD Meeting June cancelled—Ron received this word from Dale. It was noted that meeting calendar is planned yearly and meetings are often changed or cancelled if there is no significant information pending.
 - ◇ Noise Abatement Emails—Donna Mulig has been communicating with Donna Hayes relative to I-75 noise. Budget considerations are noted as her reason that more cannot be done to previously approved communities, she offered no hope for assistance.
 - ◇ Grant Information Sent—Donna Mulig shared several possible sources of grant monies to investigate in the areas of landscaping, ponds and preserves. Jan is expected to further review these for possible action. Ron Murphy also shared some information which could be useful.
 - ◇ Newsletter—Jan share that she has quite a few articles and publication information. Cost, methods of distribution and BOD workload were all discussed.
 - ◇ Becker and Poliakoff—Donna Mulig contacted them. She was informed by David Muller that it has not yet been determined if there could be a conflict with their

possible client list. BOD liked their service model, but feel we should keep investigating other possible sources of delinquency/legal services.

- ◇ Melrose Sovereign Budget Request for our budget—they were given this information to develop a proposal for management services costs. We received a partial proposal from them, it contained estimate for part time and full time community manager position, but did not include asked for start up costs. The enclosed contract Agreement will be helpful. It is noted in their literature that the costs quoted would include accounting and violation processing. Ron O. will let them know that we are still compiling information.
- ◇ Compliance Meeting June 23rd, then August—Donna Mulig announced that due to small committee membership and schedules, Compliance will not have a July meeting. After their June 23 meeting, the next scheduled meeting will be in August. Compliance is in need of additional committee members.
- ◇ June 18th BOD meeting—Our property manager is out of town; Stephanie notified us before leaving that she has a conflict for our June meeting and another property manager may be able to sit in for her. The BOD discussed meeting schedule. Considering the info above and the Town Hall Meeting scheduled for June 21, we decided to cancel the Wednesday, June 18th Monthly BOD meeting. Donna will send an email to committee chairs and AMI staff.
- ◇ ARC—Recent meeting only two committee members were able to be present. There were 7 applications, some needing approvals that evening. Ron spoke with chair, David Vanzant. There is expected to be a quorum for tonight's rescheduled meeting. Ron also spoke about the possibility of having phone conference in some meeting situations and hopefully expanding the membership base. A BOD member can be called on, if necessary, to assist at a meeting. David is also working on a procedure for the use of signs for properties having work done previously approved by ARC.

6. Unfinished Business

- ◇ Irrigation Issues has been complex and difficult. TLC has been working very diligently to repair the latest of Tucor, two-wire problems. Tucor was called in for consultation and additional information. TLC is rebuilding wires and connections at repair sites. All pumps are reportedly working and ground faults are repaired; some cabling is left to bury.
- ◇ Bubbler on Pond # 7 is in place. Time of bubbler operation is being accelerated as warranty papers direct. Jane will sign warranty papers and get copies to AMI and Cheryl. Ron Murphy has offered to hold paperwork for Cheryl until her return in October.
- ◇ Bubblers/Ponds—bubbler for Pond # 1 is \$2123.62 installed; electric is \$500; bubbler price for Pond # 15 unknown yet; electrical \$500. Ron Oliver motioned to approve all (with bubbler installed for pond # 15 not to exceed \$2300); second by Jane, all in favor. Jane will follow through with contract signing, check requests and distribution of paperwork to AMI and Cheryl.
- ◇ Ron Murphy brought up complexity of electrical meter situation. It is impossible to break out all components for CDD/HOA responsibility. Ron has discussed this with Rebecca and CDD BOD, should be fine.
- ◇ Steve Goodwin has received bids for landscaping at 7 Oaks Pool near front corner--\$807.08—BOD approved this work; also many additional Viburnum bushes along Cooper Creek property line--\$1152—approval pending refiguring cost.
- ◇ Nature Trails--\$319 price of selected recycled material bench, plus tax and shipping. Question about anchoring benches pending. Motion by Ron, seconded by Donna, all in favor of ordering two benches now and dealing with anchor question later. Shipping costs will be strongly considered when ordering.

- Costs and need of bridges/path upgrades were briefly discussed; need more information on costs....may need to prioritize expenditures.
- ◇ Pools Update—People interested in assisting with monitoring pool conditions should contact Jane Lange. Jane has contacted Sparkle Brite Owners. They will be taking over cleaning of our facilities. Tiles will be brought to appropriate condition after several treatments.
 - Alex has been asked to remove pool filter debris from bins weekly.
 - Pool furniture will be ordered for Seven Oaks Pool. Some current furniture will be used at Charlestown pool until we are able to purchase furniture for that facility.
 - TLC is looking at some plantings at pool areas. Hearty greenery, not likely to lose leaves will be placed there.
- ◇ Fountain Pond #14 possible move—Bud contacted Vertex about the discrepancy in bids; \$3700 Vertex, \$844 Stormwater Maintenance. It is noted that with our Vertex contract we cannot use another vendor. Bud reminded them of the money we spend annually with Vertex/Aquatics. We are awaiting reply.
- ◇ Bond Status—Ron is in regular contact with the CDD and our Bond Agent, Ed Bulleit. Ed has informed us that we need a new S + P rating for our bonds. Hopefully, bonds can then be printed and sold within 2-3 weeks. BOD discussed DSR money and insurance costs of bond sale. Dale is checking several questions with Jim Schier. Ron has talked with Bruce Gilleylen regarding information. All information and required paperwork must be pulled together for finalization of the Settlement Agreement. There is expected to be a pre-meeting; we will receive information well in advance. Tax implications have been discussed with a tax attorney. We are researching methods to save taxes, and have been advised it is in our best interest to execute all the many needed documents on the same day.

7. New Business

- ◇ A resident offered to power clean part of side walk near pool facility. The CDD is putting common area side walk cleaning in upcoming budget. Resident also asked about purchasing unneeded furniture; BOD will hopefully be able to make usable furniture available for purchase at some point.
- ◇ Michaelene Houze has resigned from pools committee—The BOD accepted the resignation and wishes to thank Michaelene for her assistance.
- ◇ Resident request for AMI letter—Resident will be asked to contact AMI for needed information under the Sunshine Law.
- ◇ Management Company Info—The BOD is actively researching management options which would hopefully include an on-site person. Jan will obtain information to schedule more appointments. BOD should send her list of available dates.
 - AMI Contract Dates are January 1 to December 31, with automatic renewal unless 60 days previous written notice.
- ◇ CDD Election Process—University Place Joint Venture Letter mailed to our residents was reviewed. Time constraints were noted in this confusing process. Anyone with questions can contact the Supervisor of Elections at 741-3823 or a Board member.
- ◇ Unkempt property costs—The BOD wrestles with property not taken care of. In some instances we have paid for work done on property greatly in need, after proper written notification has been sent to owner of record. We attempt to have them take care of property, pay for needed work; or hope to recoup when sold, but do not always. We cannot maintain individual properties. Budget line to keep track of necessary expenditure and reimbursement when received was discussed.
- ◇ Budget—Ron Murphy discussed the need for a joint Finance Committee and BOD meeting, tentatively scheduled for the afternoon of Monday, July 21.
- ◇ Tax Attorney Meeting—Ron Murphy reported on the recent meeting he, Armand Houze and Ron Oliver had with Michael Hric. Questions about handling receipt of

upcoming settlement money, DSR implications and tax basis were discussed. Much valuable information gained; tax opinion regarding handling of these monies will be in writing.

- ◇ Delinquency Report, et al—Ron Murphy shared latest Financial Committee report. Various individual resident accounts and general situation were discussed. It is thought that two additional properties have closed and we should be receiving owed funds soon. We are on target with projections in this difficult economic time. Ron and finance committee continually review data and monitor projections, sharing valuable information with the BOD.
- ◇ Budget Review—Ron Murphy reviewed many various line item amounts asking for BOD input. Proposed needed purchases and projects were reviewed, some may need prioritizing. Possible need for additional funds in legal line, for finalization of bond sale, settlement agreement and transfer of all property deeds was noted.
- ◇ Town Hall Meeting Saturday, June 21, 2008, 10-noon. Announced in our recent resident mailing. Informal format briefly discussed.
- ◇ Wildlife and Resident Complaint Forms—Jan Hicks distributed draft forms for BOD review.
- ◇ Neighborhood Watch Mission Statement—Jan Hicks is working with Neighborhood Watch on mission statement and responsibilities. More Neighborhood Watch residents are needed also.

8. Adjournment announced at 1:43; followed by a BOD field trip to view several properties.

Next Weekly Meeting: Monday, June 16, 2008

Informal Town Hall Meeting—Saturday, June 21 10-12 at SEVEN OAKS POOL (because of a previously scheduled resident party at Charlestown) Hopefully this will be a good opportunity for residents to mingle and share ideas, concerns and successes of our many volunteers. Please note that there are many opportunities to assist in our community. There are openings on many committees. This would be a good opportunity to find out more about how you can help assist in this great community we live in.

Monthly BOD Meeting at AMI, Wednesday, June 18 is CANCELLED.

Respectfully submitted:

Donna Mulig

Date