

MINUTES OF THE WEEKLY MEETING  
OF THE BOARD OF DIRECTORS  
August 18, 2008

BOD PRESENT:

Ron Oliver  
Jan Hicks  
Jane Lange  
Donna Mulig  
Ed Welt

BOD ABSENT:

None

OTHERS PRESENT:

Ron Murphy  
Dave Vanzant

1. Call to Order was made by President Ron Oliver at 8:55 am.
2. Confirmation of a Quorum; all BOD present.
3. Approval of the Minutes of August 4, 2008 was announced after review and several recommended changes; motion by Jan, Ron seconded, all in favor.
4. Miscellaneous Early Topics:
  - ◇ Storm Preparation—The BOD asked Alex to ready our pool facilities for the announced impending storm. Chairs, tables and other loose items were stored and/or secured. Because we also had to remove safety equipment, a sign was posted that the pool was closed.
  - ◇ Mulch/stone question—Dave Vanzant attended the BOD meeting to review and discuss community documents relative to this topic. There are about seven homes that have crushed rock or other such material. Environmental and safety concerns were discussed at length. Covenants and Guidelines language were researched and do not agree. Covenants do not prohibit stone and would permit in some cases. Residents should apply to ARC for consideration.
    - A long range task of our on site manger will be to work with the BOD, ARC and Compliance to bring our community rules into more understandable and uniform language.
  - ◇ The BOD spent considerable time discussing a confidential personal matter.
5. Announcements
  - ◇ Weekly BOD Meeting on 8/11/08 was cancelled.
  - ◇ Progressive dinner, Saturday August 16. Donna reported that while not a large participation, everyone seemed to have a wonderful time. The food and company were appreciated. Donna sent a note to Helena and Nancy Bibbins thanking them for their work on this event. Vicki Kahle had the large group for pre dinner and Ingrassia's for dessert. In between everyone went in smaller groups to individual homes. We thank everyone involved with this function and those who supported it.
  - ◇ CDD Meeting Comments—August 14—2:00 Northern Trust. Donna, Ed and Jane attended the meeting. Donna wrote brief notes for BOD. We are hoping for more communication for our residents from CDD. Donna suggested possibly posting of minutes, etc. Budget, CDD appointments, back gate problems (CDD is replacing system) 8/8 break in, and other topics were discussed. CDD will do another mailing regarding Landowner meeting, which is expected to be November 20 at 6:00pm.
6. Unfinished Business

- ◇ Delinquency Report was reviewed. Finance Committee has updated latest information. Discussion ensued of handling residents who owe our community money. New legislation's financial impact was factored into information generated and discussed.  
~Two residents have asked for late fees removed. Their ledgers were reviewed. This seems to be a matter between residents, their bank and AMI. Residents will be asked to contact their bank to see if they or their bank is responsible for lateness and fee. Ed will contact AMI, who will notify homeowners.
- ◇ Insurance—Umbrella Policy will be renewed with probable slight increase.
- ◇ CD's obtained AND new money—Ed and Ron Murphy reviewed our CD timetable. We have several CDs maturing in September. Ron Oliver will obtain CDD financial information before we move forward. We are moving forward to assure our monies are all protected by FDIC and we have adequate operational funds. Our intent is to ladder CD funds.
- ◇ Jane mentioned that we need to make sure that the sealing and striping of our recreational facility parking lots gets in budget and occurs next year.
- ◇ Planters Knoll—Plywood Structure is reported to AMI.
- ◇ Spring Marsh—Ownership Question. Deed reportedly changed, we are trying to obtain money owed us. AMI has sent a letter to new person of record.
- ◇ Heyward Circle Irrigation Bid--TLC proposal was discussed. It will cost \$3336.70 to upgrade the Tucor wiring which has been so problematic. This is a very work intensive project. Donna moved to approve bid, Jan seconded, all in favor. There is also an estimate to change the wire from the decoders to valves for \$820; Jane motioned to approve, Jan seconded, all in favor.
- ◇ Heyward Circle Flyer—Jane Lange created and had ready for dissemination information relative to the work that needs to be completed. Work was postponed one week because of storm threat.
- ◇ Resident Drainage Question—Jane. A resident of Carriage Run has complained about drainage on the side of her home. BOD viewed situation. TLC has been consulted. Water is probably on lot next door. Resident work of expected side patio could assist if pavers extended. Grass could be added from there. This is deemed to be a homeowner responsibility. Resident should contact TLC to discuss options and if they choose to proceed.
- ◇ Pool frog—Still need more information for adequate repair.
- ◇ Pools--Seven Oaks—Circuit breaker is now operational; stenor sensor replaced; 1 more to be done, then should be okay. Algae taken care of, chemical levels now fine.
- ◇ Pools—Charlestown—Grids changed on pools, cost will be approximately \$650.
- ◇ Pool Furniture—Jane received notification that on August 29 costs are going up. Jane obtained a bid to furnish Charlestown Pool for \$ 6828.36 plus tax and delivery. Motion by Jan to approve, Ron seconded, 4 in favor, 1 against. Order will be placed; will not be delivered until Charlestown Pool security system is upgraded. Current furniture was discussed. Jane proposed selling. Ed proposed keeping some of the stackable pieces, it is expected we will do that.
- ◇ Arrow fence repair—Ed has check, work not completed.
- ◇ Pool misuse—pictures to post, not done yet.
- ◇ Camera bids and wiring progress—Lantern is expected to be completely done today. Bids are being requested to upgrade Charleston security system.
- ◇ Pond #11 bubbler/electricity status—Because of project complexity and current electrical estimates on hold for present time. Aquatics will also be consulted before proceeding.
- ◇ Pond #14 update info 8/8—condition is being monitored. We are still on waiting list for needed fish.

- ◇ 7704 Heyward Condition--Manatee County is to mow down property. There are many such properties because of foreclosure/neglect.
- ◇ Welcome Packet and Information—Jan Hicks has again updated this important information. She will send final copy to Stephanie and Debbie at AMI and to BOD.
- ◇ Upcoming meetings—Donna is awaiting final confirmation on our upcoming meeting dates. She has contacted Harvest Church.

## 7. New Business

- ◇ Auditor request for signed copies of CIS sale and Bond Sale. Donna, Jan and Ron Oliver reviewed paperwork. Donna will get two page document on the CIS sale to Stephanie for auditors. If other information is necessary they should contact CDD.
- ◇ Breakfast Minutes—Donna and Ed attended a CAI breakfast meeting on 8/06. New legislation's effect on HOA collection of foreclosed delinquent accounts was discussed. Donna did up a report for the BOD on information culled from this meeting.
- ◇ On Site Manager
  - Several candidate names were given to Ed. He will contact them, asking for resumes to be emailed to him. He will forward to BOD for review, and we will go from there.
  - Ed is also requesting resumes from CAI.
  - We discussed independent hiring vs. Management Company backup along with several management company options.
  - Available monies and original best preliminary estimates for individual categories of need for this project were reviewed and compared to what we are now finding.
  - Needed work on converting existing meeting room to office—Ed has received quotes from Closet Tec -- \$10,250 top estimate, several lesser options. Contemporary Cabinetry had several bids from \$ 8620 to \$7365.
    - ~BOD would like to maximize space, create an efficient and attractive office and also keep costs down as much as possible.
    - ~Another estimate is coming, including the possibility of using current bottom cabinets. Previously these cabinets have been noted to be inefficient. If not used in office, these cabinets could be used possibly in handy person area.
  - Needed office equipment—still need more research on this.
  - Benefits question—So far there have not been companies that will do our HOA accounting, payroll for one person, insurance, etc.
  - Timeline, Job Description, etc.—Jan presented a preliminary job description. BOD is asked to review and get information back to her ASAP.
  - Donna will contact person previously interviewed and ask for more information.
  - Interview Scheduling is to be determined.
- ◇ Space Concerns/Options
  - Ed priced out several alternate options:
    - ~storage rental—5 x 10 x 9 unit = \$75 month—not climate controlled.
    - ~storage unit climate controlled—5 x 4 x 9 = \$ 58 a month
    - ~he thought some accommodation for renting meeting space could occur.

~covering for fence area - \$1720, canvas covering \$400

~approx \$1000 for electric station for golf cart.

- The BOD spent consideration time discussing plans and concerns relative to a community building. Our community has office/room deficiencies. Our considerable research and consultations have shown that we do not have the facilities to accomplish our goals of an efficient and well managed community at the present time.
- We have acquired preliminary design drawings and attorney opinion. We will now proceed with construction company estimates. All information will be presented at October 4 community meeting.
- Various emails were reviewed relative to our need to increase space for our community.
- Zoller Plans—Jan has asked BOD to review preliminary design drawings and contact her with concerns/comments before contacting companies. Several names of construction companies were generate--Robert Brothers, Charles and Chase, Howell Construction, Bruce Williams, Medallion Homes.

8. Adjournment was announced at 1:45 pm

Monthly Meeting, Wednesday August 20, 2008

Next Weekly Meeting: August 25, 2008

Respectfully submitted:

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Donna Mulig

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Date