

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
February 11, 2008

BOD PRESENT:

Ron Oliver
Jan Hicks
Ed Welt
Jane Lange

ABSENT:

Donna Mulig

OTHERS PRESENT:

Frank Lange
Ron Murphy

1. The meeting was called to order at 10:02 am, by President Ron Oliver.
2. Confirmation of a Quorum.
3. After several changes, Jane recommended approval of the Minutes of February 4, 2008; Ed seconded, all approved.
4. Announcements
 - ◇ CDD landscaping - Ron will set up a meeting (between Feb. 18 and 25) with Chris Reese, Jane, Terry Williams and Ric Romanoff to discuss the CDD landscape plan.
 - ◇ CDD landscape budget - The CDD budget has \$35,000 set aside for landscaping. Ron Murphy suggested that that money be set aside in reserves.
 - ◇ Bond financing/refinancing - Ron reviewed the status of the bond financing/refinancing. Given the market at this time, bond financing is on hold and may not take place until late spring. The Board will ask Bruce Gilleylen to review our position.
 - ◇ 2008 budget – Ed suggested that in addition to the Board planning based on the current budget, it would be prudent to also consider scenarios based on a 5% to 10% reduction in revenue.
 - ◇ Seven Oaks Recreation Area - Ron reported that when Terry Williams entered the Seven Oaks recreation area, the pool and deck were littered with trash. Unfortunately the cameras were not in operation.
 - ◇ Charleston St./Ashley Circle - Ron reported that the Charleston St./Ashley Circle intersection drainage system (cutting a small trough along the gutter lines leading to the storm water drain) needs to be cleared of sediment. Frank Lange will attempt to clear the gutter with an improvised tool to suit the purpose.
 - ◇ Annual Meeting Minutes – Stephanie is finalizing these minutes.
5. Unfinished Business
 - ◇ Community Association Institute – The CAI is conducting public hearings on a number of HOA issues. We will review the reports of these meetings.
 - ◇ Signage – All signs must go before the Board for approval. Ed will research buying permanent signs that allow us to change the message.
 - ◇ Insurance policies – Ed gave Max Misemer copies of our current insurance company policy. Max will review the current policy, seek new bids, and make recommendations to the Board.

6. New Business

- ◇ Alert Information/Neighborhood Watch - It was learned that Jack Boland knew about community alert information. School children and their families were also informed. We need to determine the best way for the HOA to get this information ASAP to release to the residents. When Jan and Neighborhood Watch were notified signs were posted. Neighborhood Watch dissemination of information was discussed. Phone tree was also discussed.
- ◇ Neighborhood Watch - This committee is checking for post lights that are out. They will notify homeowners and give them time to rectify the situation before AMI is contacted.
- ◇ Neighborhood Watch confirmation - Kurt Schultz was approved for Neighborhood Watch Committee.
- ◇ Familywatchdog.com – This website, established by John Walsh, tracks sexual offenders and allows users to determine who and where the offenders are in their area. The Board approved adding this site to the University Place website.
- ◇ Get-Out-The-Vote – The current vote count is at 199 for the Leasing amendment and 213 for the CIS sale.
- ◇ Conservation areas – The terms conservation areas, easements and preservation areas are terms describing the same area. While these areas are strictly protected from encroachment on the property, adjacent property owners are allowed to trim the overgrowth up to their property line.
- ◇ Grounds – Jane will set up a weekly time for meeting with Rich Lutley. This meeting will detail the previous week’s accomplishments and establish next week’s goals.
- ◇ Aquifer well - The Board voted to hire American Drilling (Jan made the motion, Ron seconded, all approved) at a cost of \$6,850. Jane will have AMI cut a check for 50% down. The company will get the permit and probably start next week.
- ◇ Pond #7 – This is the pond that Manatee County uses to irrigate Honore Avenue county easements. The pump needed repair (above-ground pipe has a slow leak) and the County has agreed to fix.
- ◇ Finance - The Board approved (Ed made the motion, Jan seconded and all approved) AMI taking the following action: transfer \$20,000 of deferred revenue to capital replacement, transfer all working capital funds to capital replacement, close out the working capital line and add 2008 capital replacement reserves (\$3,375/month) to capital replacement only.

7. Meeting was adjourned at 12:45 pm.

Next Weekly Meeting: February 11, 2008 (*Donna will be out of town*)

Respectfully submitted:

Jan Hicks

Date