

LANDSCAPE MEETING MINUTES, APRIL 9, 2014

The Landscape Committee meeting was held in the South Building Community Room on Thursday, April 9, 2014 at 9:30 a.m..

Those present were Cheryl Thompson, Sally Hadden, Donna Wordanian, Karen Belka, Dianna Blackstone, Frank Tomasino, Dee Platt, Sharon Mastic and Gina Furdella, our condo Manager. Absent were Gary Zizzo, Ceel Spuhler, Kathy Luce, Judy DeJarid, Jill Jordan.

Cheryl Thompson stated the call to order and proof of meeting.

Discussion on annuals for next year. Vinca, geraniums, pentas and new wave petunias were mentioned. It was unanimous that we wanted bright colors. Motion was made by Frank Tomasino and seconded by Diana Blackstone to use red, hot pink and white vincas in current beds in courtyard planted now plus East Building planters in front of building. Agreed to add 2 new beds between present bromeliads by the courtyard stairs if stays within budget. Red, pink and purple new wave petunias to be put in 2 terra cotta pots in front of stairs. Vote was unanimous.

Motion by Dee Platt and seconded by Frank Tomasino to recommend to board to do at least a 2 inch top dressing of

mulch on the entire Creciente grounds for the purpose of moisture retention, weed control, insect control and aesthetics for 2015. Budget to include labor for application. Vote was unanimous.

Discussion re: brick pavers on pool deck area:

Option 1: Member vote for entire project now or at annual meeting.

Option 2: Do north side now keeping under \$7500 board cap. Transplant existing plants where needed on south and north side to grounds except hedge.

Option 3: Dee Platt presented a plan to do partial area on both sides. Transplant existing plants else where on grounds.

Motion by Dianna and second by Donna to present to board to move forward on brick paver project according to Section 9.9 of Creciente Declaration of Condominums allowing us to spend up to \$7500 without a member vote to do north side now keeping under limit. Transplant existing plants where needed on south side and north side to grounds, Option 2.

Vote was unanimous.

If Board rejects Option 2 to do north side only at this time, Landscape Committee would like a member vote at annual meeting.

Committee to meet in fall to plan strategy.

Meeting adjourned 11:20.

Respectfully, Sally Hadden, Temporary Secretary

Landscape meeting Minutes

February 17, 2014

The Landscape Committee meeting was held in the South Building Community Room on Tuesday, February 17, 2014 at 9:30AM.

Those present were Cheryl Thompson (co-chair), Kathy Luce, Ceel Spuhler, Donna Wardanian, Judy, Dee Platt, Sally Hadden and Gina Furdella, our condo Manager.

Absent were Gary Izzo, Diana Blackstone, Frank Thomasino and Jill Jordan.

Cheryl Thompson stated the call to order and proof of meeting.

The meeting started with a photo presentation of before and after fertilization pictures of the failing Bougainvillea in the Courtyard that was planted in April, 2011.

They have improved somewhat and a motion was made by Dee Platt and seconded by Kathy Luce to continue to watch these plants. We will also remove any dying or dead plants as needed. The vote was unanimous.

We then moved to a photo presentation of the Dwarf Bougainvillea before and after fertilization last month at the North and South end of the pool. These were planted sometime between April and June of 2011. It was noted that the South plants (which are mostly in shade) are clearly dead and dying as they have been since they were planted and the fertilizer has not helped. They need to be removed. The North Bougainvillea (which gets more sun to begin with), have fared only slightly better but are still failing. They also need to be removed. Dwarf Bougainvilleas are sadly but clearly not the proper plant for these areas.

Cheryl presented that the Dwarf Bougainvilleas are a \$2,000 replacement cost and we imagine any other substitute plant replacement cost to be similar. The current jasmine ground cover is also worth approx \$3,000 but can be moved to other problem areas on our property as it is fairly hardy and in good shape. Seems that the plants have taken more TLC than the previous lawn.

There was much discussion on solutions to the dying plants and comments on the lack of space for chairs at the pool, along with lack of shade since the Pergolas were destroyed by Hurricane Charlie in 2004 and not replaced. We turned back to the consideration of a surface instead of plants to lower maintenance costs and also relieve congestion at the pool. Many positive points were made for pavers.

Cheryl presented photos and brochures of paving projects. Caper Beach Club has all pavers for their pool which we all agreed look terrific. Cheryl has talked to the maintenance person there and said it requires little more than optional sealing very 2 years. (we paint our pool deck EACH year at Creciente) Cheryl has gotten 2 bids as follows;

- 1) Remove all plants except hedge and palms \$5700/\$6700 each side (preferred plan)
- 2) Move Jasmine back by hedge and put in 16x30 area off pool deck with entrance from both sides for \$3200/\$3770 each side

She is awaiting a third bid for pavers for the North and South end of the pool.

A motion was made by Dee Platt, seconded by Ceel Spuhler and voted unanimously to present to the Board at the meeting on February 25, 2014 the following benefits of paver bricks for the pool area and the Landscape Committee's recommendation;

Benefits:

- *When given a proper foundation, pavers have proven stable and do not have any gaps for weeds or uneven edges (which was our initial concern)
- *A hard surface increases usage of pool by accommodating more people for socialization and number of pool chairs
- *Pavers are now available that remain cool in the sun
- *Pavers will prevent future plant maintenance and replacement
- *Pavers will help eliminate some of the bugs that lived in the underbrush
- *It will provide some much needed shade by allowing chairs to be moved under the palm trees.

Therefore the Landscape Committee recommends to:

- *Remove all the dead and dying Bougainvillea at the Pool
- *Repurpose the Jasmine ground cover by transplanting it to other areas of the property that have poor plant performance
- *Ask the Board to approve funds from either replacement or reserves for total project cost.

Submitted,

Respectfully

Kathy Luce

Landscape Meeting Minutes January 21st, 2014

The Landscape Committee Meeting met in the South building Community Room on Tuesday, January 21 at 9AM.

Those present were Cheryl Thompson (Chairperson), Kathy Luce, Ceel Spuhler, Sally Hadden, Donna Wardanian, Jill Jordan, Dee Platt and Gary Izzo (Board Liaison). Gina Furdella, our Condo manager also attended. Diana Blackstone and Frank Thomassino were absent.

Cheryl Thompson stated the Call to Order and Proof of Meeting. Cheryl will remain as Chairperson and Kathy Luce will remain as Co-Chair. Kathy Luce volunteered to be Secretary.

The meeting started by discussion of what the 2014 goals of the Landscape Committee should be due to it's minimal budget of \$900.00 for all plantings and it's replacement budget of \$1500.00 for the year. It was felt that we need to maintain and replace what we have. Many comments were made that the beauty of Creciente's grounds were one of the reasons they bought and that guests also comment favorably. First impressions are important.

Discussion of the Allamandas and dying Bougainvillea at the pool and around the garage walls. Sandy from Green Heron to replace one Allamanda that appears stressed and will fertilize and trench the Bougainvilleas for free as a one time gesture to see if they will bounce back. We should know in 1 month if the pool Bougainvilleas will come back or need to be removed. The Bougainvilleas need a more frequent schedule of fertilizing and we are down to only twice per year instead of four times (for the entire property) due to budget cuts. Gary Izzo suggested to contact Green Heron to find out the cost per fertilization and Cheryl Thompson will follow up. We will also find out if all the garage wall Bougainvilleas are of the same variety due to variations of thriving.

Next order was to choose a ground cover for the Allamandas. A motion was made by Dee Platt to estimate the cost of Leptinella Pusilla Purple Brass Buttons and this was seconded by Sally Hadden.

If the Bougainvilleas at the pool must be removed, the Committee is investigating to replace the area with a hard surface to accommodate more chairs and provide some shaded seating which is lacking for the residents. Cheryl provided basic cost estimates as follows;

- 1) Paver bricks @ app \$4,000.00
- 2) Stamped concrete @ app \$7500.00
- 3) Flagstone @ app \$11,000.00

It was felt that flagstone was too expensive and pavers too unstable for the intended use as well as weeds that might grow in between the bricks. So we will continue to move forward with this as an option to approach the Board but only after considering if the Bougainvilleas die, their maintenance, fertilization and replacement costs to weigh against the cost of stamped concrete. We will also need to determine access and exact cost for the job.

Discussion moved to the Garden Club and it was agreed that they would;

- 1) plant the ground cover around the Alamandas
- 2) mulch the garage deck planters (thru \$ donation instead of Creciente budget)
- 3) transplant 2 offshoot Hope Philodendrons from the North Building to the deck planters

Dee Platt presented plan and cost estimate of 4 sets of 10 lights at approx \$75 per planter. This would be a donation thru the Garden Club and volunteer time from Ken Platt to do the electrical wiring. It was felt that it would really enhance the ambiance of the deck at night for our community to enjoy!

The last discussion was regarding the time it takes from Landscape Committee decision on what to purchase from it's budget and then having to have it Board approved before putting it into action. As an example, it took 3 months to replace a completely empty area by the pool with Hibiscus by the end of 2013 budget. Gary Izzo, Board member, recommended that the Landscape Committee to be autonomous in spending it's budget. We ended on candid talk about actual Landscape budget money vs. personel donations and volunteer time to keep our property at it's best. At some point the budget may have to be adjusted.

Adjournment was at 10:30

Respectfully Submitted,
Kathy Luce

Secretary, 2014 Landscape Committee

The Landscape Committee Meeting met in the South Building Community Room on Thursday, February 14th, 2013 at 9:30 a.m.

Those present Gary Zizzo-Chairperson, Maraby Allardt, Wilda Gastelu, Kathy Luce, Dee Platt, Cheryl Thompson and Ceel Spuhler . John Grier, Mike Manley and Gail Carpenter were absent.

Kathy Luce agreed to be Co-chair along with Cheryl ,

Gary Zizzo stated the Call to Order and Proof of Meeting.

Next order of business was to select a Co-chairperson. Cheryl Thompson graciously volunteered. Discussion followed if anyone cared to volunteer to be Secretary. Gail Carpenter will be asked to fill this position.

A motion by Dee Platt and seconded by Gary Zizzo to approve the minutes of the meeting held on November 22, 2011. Motion carried unanimously.

Old Business:

The discussion involved garage deck planters. It was felt that all 4 planters should be finished. Most of the condos in our complex look down on at least one of the planters and it was thought it could effect our property values.

The one planter that was finished as per the original landscaping plan has become over grown and it was felt there are excessive number of plants in the planter at this time. It was also felt that more color needs to be added to planters as the current plants only produce white flowers.

The committee proposes to the Board that the 3 remaining planters be planted with the 3 Ligustrum trees as in the first planter. Also, that the 100 #1 Confederate Jasmine and 50 #3 Trinett Arbs be divided among all 4 planters. All 4 planters be filled with adequate amount of planting soil mix. Sharon, our condo manager, will contact Green Heron to give us an estimate on the above.

Committee also proposed that colorful native perennials and tropical plants be planted in all 4 planters. It was recommended that planting of native plants be done by Creciente Garden Club to cut down on cost.

Scaled drawing of proposed trees, shrubs for all 4 planters and suggested native, salt tolerant, wind tolerant and drought tolerant colorful plants will be presented to Board at March meeting.

Gary Zizzo volunteered to remove the 7 trees in 3 unfinished planters. Sharon, our manager, will contact Green Heron to see what they will charge to remove trees from property. Also investigating other means of disposal. It was determined due to excessive root system these trees cannot be used any place else on our property.

The 2 fountain areas were brought up as they are definite focal points of North and South building. At present, the colorful plants that were on outside edge had to be removed due to contractors running over them. It was recommended that a row of brick pavers be put on inside of foundation to give wider area and keep contractors off plantings. Sharon, our manager, suggested these could be purchased at Home Depot and installed by Craig.

Colorful native perennial or tropical plants could be planted around outside edge of both fountains. It was suggested that possibly plants for this could be donated and be planted by Garden Club. These plants could be purchased at Home Depot at a minimal cost. Suggested plantings to be approved by Board.

Also discussed that eventually would like to replace annual plantings, such as geraniums, with colorful native perennials and tropicals that do not have to be replaced every year but still provide year round color.

It was brought up that owners who want to plant their own plants until they return should be advised that all plants need to be approved by Board.

Sharon, our manager, will contact Green Heron to get estimate on final suggested plants for 4 planters and what they would charge to haul trees away in 3 planters.

The committee will meet again before March Board meeting to finalize recommended planter scale drawing and suggested native, colorful plants recommended by committee

There being no new business there was call for adjournment. Motion by Dee and seconded by Wilda.

Respectfully,

Ceel Spuhler, Temporary Secretary

Cheryl Thompson



**LANDSCAPE COMMITTEE MEETING
IN THE SOUTH BUILDING COMMUNITY ROOM
TUESDAY, NOVEMBER 22, 2011
9:00 A.M.**

APPROVED

CALL TO ORDER: Co-Chairman Judy Wothke called the meeting to order at 9:00 A.m.

ROLL CALL: Judy Wothke, Larry Bisbee, Ceel Spuhler, Wilda Gastelu, Dee Platt, were present. Manager Mary Beth Marino and 3 additional Association Membership were also in attendance. Gail Carpenter, Margaret Opekar, Sally White, and Joan Cole were absent. Approximately six owners were also in attendance.

REVIEW MINUTES FROM PREVIOUS MEETING: A motion was made by Ceel Spuhler and seconded by Wilda Gastelu to approve the minutes from the Landscape Committee meeting held on April 15, 2011 as presented. Motion unanimously carried.

REVIEW MASTER LANDSCAPE PLAN

The Committee reviewed the development of the Master Landscape Plan and their recommendations to the Board of Directors. The charge made to the Landscape Architect was to come up with the most environmentally friendly, low maintenance, sustainable plan to replace the diseased, dying, scaling and insect infested plants most of which were original to the property. After the Board of Directors placed funds for landscape in the Reserves Budget, the Committee prioritized the areas that were in most need of replacing.

If the Board of Directors places additional funds into the 2012 Reserves Budget for landscape, the committee will re-convene to prioritize the areas in greatest need.

The Committee felt that they should explore modifying the current Master Landscape Plan to replace additional annual flowers with less costly perennials.

HOSTING EVENT OF HERB DISCUSSION/SAMPLING

The Committee felt that they would like to host an evening event sometime in January that would involve the discussion of possible herbs to be planted in the Creciente Herb Pots along with sampling of various herbs. Herbs are purchased through donations and this event would also serve as a fundraiser.

QUESTIONS & COMMENTS FROM UNIT OWNERS

A suggestion was made to dry-mount the landscape plan on display in the Community Room to avoid further deterioration.

The Committee assured the audience that plant costs were researched prior to accepting a proposal from the Association's landscaper and that the plan was developed to reduce annual costs such as mulch.

ADJOURN

A motion was made by Dee Platt and seconded by Ceel Spuhler to adjourn at 10:14 a.m. Motion unanimously passed.