

### **CALL TO ORDER:**

Meeting called to order at 7:15PM on Sept 18<sup>th</sup> 2014 at the Miller residence Roll call was made and the following directors were present: John Damato, Carola Russell, SteveH and Ray Miller. Quorum was established with 4 board members present.

### **OFFICERS / COMMITTEE REPORTS:**

#### **Treasurer:**

- Yearly HOA fees are still trickling in we have about 20 that haven't paid and with all of the sales there has been some names on letters and such that are deprecated.
- BOA balance is in the 59K range.
- The board discussed putting together a budget based on previous year's expenditures; Carola has been working hard on this and presented it at the meeting. The budget shows that we are just taking in about 9% more than our standard bills.
- There is a resident that is sending in partial payments, the board noted that they will receive a late letter like all the others that have not paid in full and signed a note.
- A long long time (Dolce 231 147<sup>th</sup>) vacant home has been sold and the board received much of what it had hoped to from the new owners, over 2k.

SH motioned RM seconded to accept and pay the bills, all Directors voted Aye, and none opposed. **MOTION CARRIED.**

RM motioned and CR seconded to accept the minutes as read, all Directors voted Aye, and none opposed. **MOTION CARRIED.**

#### **Compliance:**

- (5/13) 14723 First has a fence by the driveway that appears to be a violation; BI will send a note based on template sent to him by RM. I am dropping this it has been 18 months.
- A resident of 147<sup>th</sup> installed a chain link dog kennel in their back yard, we heard about this from neighbors on both sides, sent a letter and it was cleared up within a few days.
- A resident of 147<sup>th</sup> received a notice about the boat stored on their side property for an extended period of time. This was removed shortly after the note, thanks.
- A resident of 141<sup>st</sup> received a note about a utility trailer stored in their driveway for an extended period of time. This was removed shortly after the note, thanks.
- We received a note from a 1<sup>st</sup> Ave resident that had been sent a note about jet-skis and such in his yard and driveway. This resident did the right thing and cleaned up the area nicely as requested, we appreciate it. The resident did send a note suggesting that they were being singled out which is not the case. The board was going to send a reply but there was no easy way to do so. If the resident feels strongly about this we are happy to discuss at a meeting.

#### **Communications:**

- A resident sent a note about the lack of plantings in his lake and we discussed

sending them the lake guy's information so they can work through a proposal for this.

- Late letters are going out soon with proper dates and fees.
- A 147<sup>th</sup> resident let us know that someone had left overnight beer bottles and MacDonald's refuse at the end of their property overnight.

#### **ARC:**

- 14775 1st AVE E, Bartholomew – Paint, submitted in person all in favor and approved.

#### **NEW BUSINESS:**

- Resident Larry Luh brought a proposal to the board to use a metal type roofing material to see if this was allowed or not. The board looked into the issue and found nothing specifically prohibiting it and suggested that Larry submit his request to the Arch committee.
- Ray, Steve and Bruce are up for reelection this year. The board unanimously approved spending \$135 to secure Gene Witt for the annual meeting

#### **OLD BUSINESS:**

- The board discussed starting a capital improvement fund for the park and discussed what yearly amount to put in to the account. Our by laws prohibit us from keeping too much money in reserves except for in cases of capital improvement needs. Carola was going to look to BOA for a separate account for this.
- The park has been improved with new super sturdy garbage receptacles, thanks to Bob Meehan for installing and Danielle Perkins for doing the leg work to acquire them.
- Discussed putting some curbing in around the smaller Mill creek entry way signs, and allocated up to 1200\$ for this. Bruce to speak with former resident Art Williams at "Curb's Pro".

#### **Follow UP:**

- We have been given the ok by SWFWMD to stock some grass carp and expect this to be happening soon, nothing is very easy, sent notes 9/13, 4/14.

#### **Things to consider if we do another newsletter – some addressed in presidents letter:**

- Mailboxes: the board again discussed the mailbox issue, the board discussed for some time the possibilities of providing new mailboxes of some kind to all residents as many in the neighborhood look tired and worn. We went back on forth on the type as well would we do posts and how would the new ones be installed. No decision reached yet, but we had some good resident input and are considering using the key club or hiring a handy man to install new ones for willing homeowners.
- Look at a fountain or two for a couple of lakes.

- Tree branches hanging over the sidewalks.
- Residents might want to advertise in it, dryer vent cleaning
- Throwing lawn debris over there easements and such.

**Parking lot:**

- Team to come up with fencing guidelines as per covenants
- The board discussed getting a new laptop but did not make a decision. Advantage is that it can be brought to meetings, but if we use the accounting program mentioned above this might not be necessary. The old one is over 5 years old and won't start, Ray to take a look at it.
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.

**BOD ADJOURNMENT:**

At 8:21 JD moved to adjourn the BOD meeting, next meeting the annual meeting will be on Oct 30<sup>th</sup> at Gene Witt elementary as is tradition, all Directors voted Aye, none opposed. **MOTION CARRIED.**