

CALL TO ORDER:

Meeting called to order at 7:17PM on February 13th 2014 at the Miller residence on 141st Roll call was made and the following directors were present: John Damato, Carola Russell, Bruce Illes, and Ray Miller. Quorum was established with 4 board members present.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are still trickling in we have only 2 still outstanding. These are from bankruptcies or foreclosures.
- The association is receiving estoppel requests at a healthy rate homes are selling and values are rising. We have one of the longest vacant ones on 1st just recently sold and should recoup a few thousand dollars soon.
- BOA balance is in the 43K range.
- The board discussed putting together a budget based on previous year's expenditures, but we didn't take any action on this.

RM motioned BI 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:

- 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 (5/13).
- A resident was reported to have started a dock on a lake on the North side of Mill Run, we asked Bob to snap a picture of it and then we can send a letter. This can't be left because if someone gets hurt we could be liable (1/13).

Communications:

- 409 141st has not been maintaining behind their fence and up to the lake, RM to send nice note (10/13).
- Cleaned up the last few discrepancies around homeowner fees.
- A resident mentioned one of the longest abandoned homes had some people around it, we determined they are workers for the bank which is good news.

ARC:

- 14706 7th AVE E, Bartholomew – Fence. Submitted and approved via email, followed up by hard copy, approved.
- 141st CT NE, - Fence. Looks ok no issue was to verify if the residents were owners vs. renters before that done fence erected it is small and within covenants

NEW 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 board discussed setting up (in regards to budget) and using the new treasurer accounting software and approved the spending of money on training. Including having Jennifer who has helped us in the past with treasurer type things provide some paid assistance.
- Paid RJ Meehan Remodeling 1270\$ (previously approved) to paint & cleanup the pavilion as well as dismantle and remove a tree-house on the community property.
- Paid 25\$ to Manatee county for a sub division mailing list.
- Ray took action item to get our lakes inspected per SWFWMD and the board allocated up to 500\$ for this.
- 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”.

OLD BUSINESS:

- Resident Daniele Perkins has offered to spear head a plan to spruce up the park

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.
- Our new treasurer has done some research and recommended an accounting program called “Fresh Books”. This tool stores files in the “cloud” as well allows the entire board to access them at a cost of 30/month. RM motioned, BI seconded All Directors voted Aye, and none opposed. **MOTION CARRIED.**
- The board decided to ask Landscaper to see about curbing around the Sign coming in from Mill Creek on 1st
- RM motioned to spend up to 600 on flowers and plants around the 2 main entrances. BI seconded All Directors voted Aye, and none opposed. **MOTION CARRIED.**
- RM motioned to ask BobM to epoxy attach the bike rack that has become (again) disconnected from the block at the park. BI seconded All Directors voted Aye, and none opposed. **MOTION CARRIED.**
- JD will call a tree guy he knows to cut down some dead trees around the main entrance.

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.
- The board discussed when sending communications to add “or resident” to the envelope address so that things get to the current resident owner.
- Reclaimed water
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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 9:39 JD moved to adjourn the BOD meeting, next meeting to be schedule via email, all Directors voted Aye, none opposed. **MOTION CARRIED.**