

CALL TO ORDER:

Meeting called to order at 7:03PM on June 19th 2015 at Beef O Brady's roll call was made and the following directors were present: John Damato, Carola Russell, Steve H, Bruce Illes and Ray Miller. Quorum was established with all 5 board members present.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are trickling in; the board discussed not offering the payment plan as it is quite a bit of work on the team.
- Monthly legal business with Baker, Paul & Dorman.
- The board asked the treasurer to move 10K into the park capital improvement fund which was to be populated with the dues increase.

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

Compliance:

- Some residents on Mill Run brought to the board via email communications and in person at the meeting information on concerns over what a new resident has done. The new homeowner while making much (un-approved) improvement to the lot has not obtained architectural paper-work. A couple of issues that stand out the worst are the debris being "stored" in back yard as well as trees planted along the property line down to the pond. Perhaps the new resident is not familiar with the rules of the neighborhood. The board voted for John (as president) to send a note to the new resident.
- A resident on 141st that has already received a written notice about their boat being parked in there driveway (for an extended period of time) has not yet removed it. The board decided to write another note and then send it off to our attorney if not fixed soon. (Later that week the boat was noticed to be gone).
- Carola pointed out a couple of residents that had not edged in ages. The board agreed to send them both notices on this. RM to send CR an example note from one sent a few years ago.
- Board talked about and agreed to send a note to a resident on a corner lot on 147th that has had his lania screens out for some time. With proximity to the park it looks bad, RM to send a note.

Communications:

- Much communications from and around a new resident on Mill Run. Neighbors are concerned about the debris in the back yard as well as a row of palms that appear to be a fence or hedge running all the way down to the lake edge. Lake edge residents have very special restrictions with regard to fences and hedges so as not to disturb their neighbor's views. The existing residents have at new neighbors request substantially clipped back there oak trees.

- New resident on Mill Run asked about low hanging oak trees. This larger issue throughout the neighborhood has been discussed in the past and was discussed again. The board is going to take a multi-prong approach on this.
- Stage 1.
 - President's letter highlighting this.
 - Landscaper to get quote on doing this for ones on community property.
 - Landscaper to get quote on all of them
- Stage 2.
 - Board to send notes to those that have not addressed the trees, giving them alternatives to do it themselves or have the board do it.
- Stage 3.
 - Board to cut those that haven't addressed low hanging trees on their property and pass the bill on to the homeowner.
- Properties are selling well, treasurer did 5 estoppels since the last meeting
- A resident made a request for documents around complaints and there resolution. We referred this to our attorney. Lori told the board what it is required to do and what we were not required to do. The highlight being to keep so many years of minutes on the web page. Lori stressed that the board doesn't have to educate individual homeowners and that we can refer them to her if need be.

ARC:

- 14751 1st Ave E, Davidson – Paint, approved over email.
- 14739 1st AVE E, Cusano – Driveway extension, approved over email
- 105 147th, Kosobucki, Re-roofing, approved over email

NEW BUSINESS:

- The board approved spending 275\$ to use minuteman to send the Presidents letter.
- More discussions on what to do at the park, we want to at least this year address the park benches. We have an estimate that while seemingly high appears to be what it will cost. John to look at powder coating them.
- SH motioned, RM seconded spending up to 1700 on for accounting help for Carola to get the books with the new software up to date. Lori Summerville a resident with an accounting background said she would help CR with the books a bit. Review and such is what was asked about and discussed.
- The board discussed having the landscaping team look into the inlet pipe next to the Illes that is washing away. SH will get an estimate and the board will approve it via email if necessary.
- It was reported by landscaping team that an area of the big lake on Rye is eroding fast and needs a couple of yards of fill the board authorized 100\$ for this.
- The pump that feeds the common area around the 3rd Ave entrance is out, SH to work with irrigator on a price to fix.

- The board approved spending up to 700\$ on flowers and fertilizer for the front entrance. RM motioned, BI seconded all voted in favor motion passed.
- The board approved spending up to 200\$ on a pallet of sod and installation for the berm that keeps breaching behind the Perkins lake.

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.
- We have an estimate for new benches at the park, the current ones are rusting. Need to make a decision.
- Getting estimates on some lights that would shine at night but only towards the park and not the neighboring residences. Bob is looking into this and we have an estimate from a local electrician. CM motioned, RM seconded spending 1200 on the gazebo light.

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.
- 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".

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.

Parking lot:

- Team to come up with fencing guidelines as per covenants
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.

BOD ADJOURNMENT:

At 8:35 JD moved to adjourn the BOD meeting, next meeting July 24th @ Christ Presbyterian Church all Directors voted Aye, none opposed. **MOTION CARRIED.**