

CALL TO ORDER:

Meeting called to order at 7:15PM on July 20th 2014 at the Illes residence Roll call was made and the following directors were present: John Damato, Carola Russell, Bruce Illes, SteveH and Ray Miller. Quorum was established with 5 board members present.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are still trickling in we have 108 that have paid
- 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. More in new business.

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:

- (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.

Communications:

- Many residents sent thank you notes with their dues which was nice.
- Board reviewed list of properties in distress and actions as recommended by our attorney.
- 409 141st has not been maintaining behind their fence and up to the lake, RM to send nice note (10/13).

ARC:

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

NEW BUSINESS:

- The board unanimously approved spending up to \$150 to postnet to send late letters to residents that haven't paid.
- The board unanimously approved spending up to \$5500 to Stillman tree to do the work they quoted us over 6250 for.
- Ray, Steve and Bruce are up for reelection this year. The board unanimously approved spending \$135 to secure Gene Witt for the annual meeting
- The board unanimously approved spending to get the presidents letter, proxies and such printed and mailed prior to 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 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.
- 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.
- The board decided to ask Landscaper to see about curbing around the Sign coming in from Mill Creek on 1st

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 8:43 JD moved to adjourn the BOD meeting, next meeting to be schedule via email, all Directors voted Aye, none opposed. **MOTION CARRIED.**