

CALL TO ORDER:

Meeting called to order at 7:08PM on October 8th 2015 at BIB roll call was made and the following directors were present: Carola Russell, Steve H, Cara Misiewicz, and Ray Miller. Quorum was established with 4 board members present.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are mostly in; Carola to update team with a list of those that have not paid
- The checking account has 64K and our park improvements savings account now has an initial seeding value of 10K.
- A couple of bills paid to Greenside for previously approved work done on the entrances.
- Carola is working on a budget to be shared at the yearly meeting.

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

ARC:

- 131 Mill Run E, Brigode – Paint, approved over email.
- 14711 1st AVE E, Ward – Fire Pit, approved over email, need to send
- 319 141st CT NE, Russell – Fence,
 - Recommendation of Arch was no (as the rules require 50 feet from lake), consulted with our attorney who said board can decide with justification to grant a variance as we did previously for similar neighbor. Attorney advised board member Russell to not be present for the discussions so Carola left the room. The board voted 1 vote in favor, 1 against, president broke the tie with a yes, Fence approved. Russell's will need to go through same official process that other variances have.

Compliance:

- Resident at 1st. with milk jugs and mulch bags on the side of their house received a second letter and came to meeting. Resident promised to clean up the mulch bags within 3 weeks which the board deemed acceptable. Resident stated that the milk jugs are not against the by-laws and we told him we will check with association attorney and get back to him.
- Board discussed and agreed to send a letter to neighbor of above resident that parks truck on grass all the time.
- The board sent a letter to resident on 1st with regard to the fence that is in need of repair. A neighbor told us that he had offered to help with the repair but had not been taken up on his offer.
- The board sent a note to a resident on 3rd that had been storing some kind of vending trailer in there yard and front street, the resident nicely took care of this.
- The board sent a note to a resident on 1st that had been storing a work trailer and had a sign on their front yard. The resident nicely took care of this.

Communications:

- The board did many Estoppels this month; homes are selling well in the neighborhood.

NEW BUSINESS:

- A resident on 1st sent in a yearly HOA fee check that bounced. Ray to send them an email and if that doesn't work someone to send them a regular mail notice.
- The board voted to allocate 250\$ to cut and remove two Sabal Palms
- The board spent some time planning the annual meeting and doing the format a bit different. Rather than having a regular meeting just go through what has been done and what is planned
- We received a note asking us to look into pressure washing the brick structures at the entry ways. SH will inquire about some quotes. We received a quote of approx. 850\$ depending on if we have water available or not. The board motioned and approved the expense.

OLD BUSINESS:

- We have an estimate for new benches at the park, the current ones are rusting. Carola will get with Danielle and or Cara and look to pull the trigger on some new benches. We also discussed trying to get some shade around the play area.
- RM took the action to find out from JD how and why much of the correspondence goes to his house.
- The pump that feeds the common area around the 3rd Ave entrance is out, SH to work with irrigator on a price to fix.

Follow UP:

- 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.
- 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".
- 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.
- Discussed switching our PO Box to the PO on Lorraine rd.

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 RM moved to adjourn the BOD meeting, next meeting will be the annual meeting date TBD all Directors voted Aye, none opposed. **MOTION CARRIED.**