

CALL TO ORDER:

Meeting called to order at 6:22PM on Jan 7th 2015 at Beef O Brady's roll call was made and the following directors were present: John Damato, Carola Russell, Steve H 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 10 that haven't paid and with all of the sales there has been some names on letters and such that are deprecated.
- Monthly legal business with Baker, Paul & Dorman.
- 2 residents paid twice one over paid, Ray to send letters with the checks back.

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

Compliance:

- A resident of 141st received a note about overgrown brush behind their fence which goes up to the edge of the lake, they took care of it and thanked the board for its efforts.

Communications:

- We received our yearly tax bills for common areas.
- A residence owned by a REIT sent a change of address form so that all correspondence should go to the company not the home (14014 1st Ave E).
- We received our second notice about a resident on 1st that has all kinds of plastic jugs on the side of their house. The board discussed the next time someone sees them to inquire about it.
- A resident wrote about the late notice they received for dues, it seemed like an honest mistake so the board waived the late fee.

ARC:

- 141st Ct NE, Jeff Twigg (Perry) – Paint, approved at the meeting.

NEW BUSINESS:

- Much discussion around suspicious (suspected drug) activity at the park. The board discussed a couple of options.
 - Getting estimates on some lights that would shine at night but only towards the park and not the neighboring residences.
 - JD mentioned that we could request a patrol request (don't recall who was to initiate?)
- RM motioned CR seconded spending 350 to edge around the lakes.
- The board motioned to pay Jake D 100\$ to take down the XMAS light, all in favor

OLD BUSINESS:

- RM motioned, SH seconded spending 300 on bush hogging across from the pond on 141st
- 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.
- 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".
- The lake behind the homes on 1st across from the park has breached again and a note has been sent to the county. Since then the other one the county fixed across from 147th has also breached again. Much correspondence and frustration around this.

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
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.

BOD ADJOURNMENT:

At 8:22 JD moved to adjourn the BOD meeting, next meeting TBD, all Directors voted Aye, none opposed. **MOTION CARRIED.**