

### **CALL TO ORDER:**

Meeting called to order at 7:05PM on April 16<sup>th</sup> 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 all in and we have just one distressed home that has not paid, 14826 7<sup>th</sup>.
- Monthly legal business with Baker, Paul & Dorman.
- Jan landscaping bill of 2350. Carola noticed that our insurance is going up each year and we talked about shopping it.

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

#### **Compliance:**

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#### **Communications:**

- A resident mentioned that there is a pump needing to be installed that waters the entrance on 3<sup>rd</sup>. SH will look into this, he believes it will be taken care of shortly.
- Larry L noticed that the main entrance wall is cracking again at the top, Bob said he didn't think there was much we would do but he look at and make a call.
- We received a note from a perspective resident 127 Mill Run that had some lengthy questions on what the deed restrictions would allow. JD replied as best he could and sent the by-laws
- Lori filed the reinstatement of CC with FL secretary of state and the div of corporations.
- We had our attorney do a couple of estoppels as there was some complexity with them 231 & 316 141<sup>st</sup>.
- A resident inquired about the reserving of the park and pavilion, we said it was first come first serve.
- A resident made a request for documents around complaints and there resolution. We referred this to our attorney.

#### **ARC:**

- 109 Mill Run E, Trahan – Fence, approved at the meeting.
- 319 141<sup>st</sup> CT NE, Pettis – Fence, approved over email
- 708 147thj, Touchberry, windows approved over email

#### **NEW BUSINESS:**

- Discussion on what to do at the park, we want to at least this year addresses the park benches. We have an estimate that while seemingly high appears to be what it will cost.
- Board discussed and voted unanimously to raise the dues from 275 to 300 with the extra 25\$ going to a reserve fund for the large park structure.
- 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.
- Ray to send (CC) estopples to Carola as he does 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
- Some discussion on the dog attack on 7<sup>th</sup> the board decided not to do anything at this point since we have no first-hand information on how many dogs are at the residence.
- RM motioned, SH seconded spending 600 on getting the dues letter and the presidents letter printed and mailed and ready for June.

#### **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.
- The lake behind the homes on 1<sup>st</sup> 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 147<sup>th</sup> has also breached again. Much correspondence and frustration around this. This has now been fixed, we need to keep an eye on it and make sure that there is grass or vegetation around the fix so that it doesn't breach again.

#### **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 TBD, all Directors voted Aye, none opposed. **MOTION CARRIED.**