

CALL TO ORDER:

Meeting called to order at 7:07PM on August 27th 2015 at 207 141st CT NE roll call was made and the following directors were present: Carola Russell, Steve H, and Ray Miller. Quorum was established with 3 board members present.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are mostly in; Carola shared with the team a list of those that have not paid
- Monthly legal business with Baker, Paul & Dorman, as well as a note on a bankruptcy @14826 7th.
- The checking account has 66K and our park improvements savings account now has an initial seeding value of 10K.

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

Compliance:

- We have received numerous complaints and will send a letter to the resident at 14703 1st. The resident has milk jugs and mulch bags on the side of their house.
- Same resident asked us to send a letter to his neighbor at 14707 1st with regard to the fence that is in need of repair.
- 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.

Communications:

- The board received numerous "little" complaints about things around the neighborhood for instance a garbage can out for a day. The board will not be entertaining this new resident with nit-picky complaints about their neighbors. If there are serious violations the board will handle them as it always has.
- The board received info (thanks) that a palm at the entry way from Mill Run has died and needs attention.
- The board received two complaints from neighbors on Mill Run stating that a group of children were being too loud across the pond on 7th Ave. As well the notes mentioned a boat in the driveway. The board decided to look into the boat but decided that the noise is not at this point an HOA issue.
- The board received some info from a resident on 3rd sharing with us the state of the irrigation and the lights and such. The timing was good as this is currently being worked on and much is fixed.

ARC:

- 14842 7th Ave E, Felton – Fence, approved over email.
- 14706 7th AVE E, Bartholomew – Paint
- 319 141st CT NE, Russell – Fence, no decision yet

NEW BUSINESS:

- John Damato has resigned his post (via email) as president after many years of dedicated service. The board wished John well in his future endeavors. For the time being Steve H (the vice president) will be acting President.
- Per the CCHOA by laws RM motioned and CR seconded the appointment of Cara Misiewicz to the board of directors, all voted in favor and the motion passed. Welcome and thanks Cara.
- RM took the action to find out from JD how and why much of the correspondence goes to his house.
- RM took the action to send Steve a copy of our letter head so that it could be used at our PO Box to
- The board voted to allocate 250\$ to cut and remove
- We received a note asking us to look into pressure washing the brick structures at the entry ways. SH will inquire about some quotes.
- 3rd Ave irrigation and lighting were discussed and Pleasant lightscaping informed us that they had fixed the lighting, one down.
- The board received an arch request from 319 141st that is out of spec per architectural chair. The board has it still under consideration as many of the homes in that area already have fences that are out of spec. The board decided to defer to our attorney on this before taking any action.

OLD BUSINESS:

- We have an estimate for new benches at the park, the current ones are rusting. Carola will get with Danielle and look to pull the trigger on some new benches. We also discussed trying to get some shade around the play area.
- 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.
- 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.
- 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.

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