



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
Tuesday, March 28, 2017
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:04pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, Treasurer John McOwen, Director Mike Staley and Director David Huggins.

Motion was made by John McOwen to accept the February 21, 2017 minutes. Seconded by David Huggins. All Members were in favor.

Motion was made by David Huggins to accept the February 23, 2017 Annual Meeting minutes. Seconded by Stephen Nagy. All Members were in favor.

Motion was made by David Huggins to accept the February 23, 2017 Organizational Meeting minutes. Seconded by Stephen Nagy. All Members were in favor.

OLD BUSINESS:

Approval of Agenda: Motion made by David Huggins to approve the March 28, 2017 agenda. Seconded by Stephen Nagy. All Members were in favor.

Sidewalk & Concrete Repairs: Because of the labor intensity of the concrete repair, estimates have been obtained to have outside vendors perform the work at \$5.50 per sq. foot. Cost could be \$100,000 or more. Vendors and quotes received are as follows:

Sunshine Services	\$12.50/sq. ft.
Trim Package	\$9.50/sq. ft.
Blue Lagoon	\$7.50/sq. ft.
T.J. Lynch	\$5.50/sq. ft.

Ron Perholtz made a motion to approve T.J. Lynch for the major concrete sidewalk and streets repairs. Seconded by Stephen Nagy. All were in favor

NEW BUSINESS

Collections: There are no new owners sent to collections. We are working with the attorney to collect by going after personal assets in civil lawsuits and liens.

Pool 3 Resurfacing & Pavers:

Resurfacing: Motion made by David Huggins to proceed with Blue Lagoon unless quote were obtained for under \$9,000. Seconded by John McOwen. All were in favor.

Pavers: Motion made by Ron Perholtz to proceed with Blue Lagoon unless quotes were obtained for under \$16,600. Pool resurfacing would be completed before starting paver work. Seconded by Stephen Nagy. All were in favor.

Driveway Repaving: Concrete streets and parking areas will be made sound with roots removed with intent to cover with asphalt. Discussion covered in Old Business.

Repurposing of Tennis Courts: Designs are being sought to convert tennis courts to accommodate Pickle-Ball, Shuffle Board, Racket Ball, and one will remain a tennis court. Outside of the courts will be a horseshoe area and bocce ball court. David Huggins made motion to approve this change and get quotes. Seconded by Stephen Nagy. All were in favor.

Change of ISP from Windstream to AT&T Fibernet: Internet speed will be twice as fast and cost will be reduced by \$40 per month. Motion to accept made by Stephen Nagy. Seconded by David Huggins. All were in favor.

Fines & Violations:

6288-3 Dog Unleashed: Tenant appeared at Board Meeting. Board advised that fine will not be sent to fining committee and was warned about any recurrences.

6359-5 Vehicle Violation: Ron Perholtz made by motion to forward this violation to the fining committee. Seconded by Stephen Nagy. All were in favor.

6174-7 Dog Staked on Common Area: Motion made by Ron Perholtz to forward this violation to the fining committee. Seconded by David Huggins. All were in favor.

OPEN DISCUSSION:

Hurricane Shutters: There are units in the community that still have plywood on their windows from the past hurricane threat. Jim Pike sent letters and will recommend fines if they are not taken down.

Large White Panel Van: Complaint was made about this van. Membership was advised that there is a proposed covenant change that will address size of vehicles allowed in the community.

ADJOURNMENT:

Motion was made by President Ron Perholtz to adjourn meeting at 8:40pm. Seconded by David Huggins. All were in favor.