

St. Andrews Estates Homeowners Association, Inc. (SAE HOA)  
Board of Directors Monthly Meeting Minutes  
April 9, 2017 - Armstrong Room - 1:30 P.M.

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Pledge of Allegiance - led by Gill.

Roll Call - A quorum was present with the following attending: Denise Gill (President), Terrell Dossey (V.P.), Barbara Gocek (Treasurer), Joanne Kerr, Linda Clapp (Secretary). Maureen Coviello and John Clarkin were absent.

Call To Order - Meeting was called to order at 1:32 P.M.

President Report - Front lights are installed. Extra digging was done so plugs remain for holiday lighting. A big thanks to Doug Gill for \$3,000 savings in labor (per cheapest estimate we got). Thanks also to Jim Kerr, Gloria and John Clarkin and Terrell Dossey for helping with that and with installation of the lighted sign bought with the Hillsborough County Neighborhood Grant money. Entrance landscaping has been a nightmare and Gill will be filing a complaint about prior landscaper, Michael Burch. First (\$950) payment to him was for hauling away rocks, new landscaping, and mulching. With no prior discussion, he charged \$140 to replace dead plants even though it had not been a year yet. As indicated at a prior BOD meeting, Gill did send Burch a notarized letter. He never removed the rocks and no real digging was done - plants were just plopped on top and covered with mulch. Gill and Gloria Clarkin already have replanted some which are doing better. But, Gill will be redoing others (will need help). Great job to Jim and Joanne Kerr for planning and cooking for our third (Italian Feast) Potluck. The next Potluck will be in October (theme will be revealed later). Regarding the vote to revise SAE Covenants and Restrictions (#11 d. Renters), seventy-five percent of the ballots mailed out were received back which is a wonderful response. If approved, the revised document will be recorded with Hillsborough County. If anyone has ideas on making SAE a better place, please let us know.

Secretary Report - Clapp asked if the Board had reviewed the March 12, 2017 monthly Meeting Minutes and whether there were any corrections or additions. **There being no corrections or additions, Kerr made a motion to accept the Minutes; seconded by Gocek. Motion carried unanimously.**

Treasurer's Report - Gocek said January 1, 2017 Beginning Balance was \$10,688.60 and Ending Balance as of April 3, 2017 is \$9,620.78. Anyone wanting to see the printed (itemized) Income/Expense Report can do so by contacting Gocek. Acceptance of the Treasurer's Report is not done until after the end of the year when the Audit is done.

Old Business -

Entrance Memo Sign: Sign is up and paid for.

Entrance Lighting: Installed and beautiful. Many people stopped to say how appreciative they are for the work being done and how nice everything looked.

Yard Sale, March 17 & 18: Was quite busy and successful.

Pot Luck, March 25: A great turnout of about eighty-five people. Member Anita Garrison sent a note of thanks for the attendance prize she won and thanking the Board for doing a good job.

Renter Restrictions Ballots: The ballots are being counted today.

## New Business -

ARC: The Committee is up and working. New Forms are on the website.

Landscaping: Will be worked on before the rainy season starts. Please contact Gill to help. Trying to get it updated with things that don't need to be watered a lot. John Clarkin has volunteered to water as needed.

Neighbor Complaints: Be courteous to neighbors. Think about things you are doing. Have received complaints about parking in front of driveways, landscaping, loud music, dogs barking all night.

Golf Cart Signs and Problems at Intersection: New Aldi store has increased golf cart traffic. Deputy Merry says there are a lot of complaints. Carts crossing in the pedestrian crosswalk are why he helped get the "no golf cart" signs put up at every major intersection. He will be ticketing. When cars are stopped in the intersection and trying turn, watch all different ways for golf carts that go around the turning cars to cross the intersection. Dana (Chamber of Commerce CEO) says there is an effort to get a crossing to Wawa but, currently, there is no crossing to Wawa.

Licenses and Insurances: Small businesses need a license but don't need Work Comp Insurance if under a certain amount of workers. SAE only hires people to do lawn care and we have a copy of Felipe Orendain's Hillsborough County Business Tax Receipt showing he is licensed. Per Gill's call to our Insurance, we are covered for three things which include Liability (protection from being sued by someone hurt) and Theft of Money by a Board Director. Dossey's call to the State resulted in his calling Hillsborough County where a Rep indicated if they have a tax receipt, it's legal work. Dossey requested a Committee be formed to consider wording to add to the Bylaws to be a guide for hiring any contractor. *(See handout attached to these Minutes for wording Dossey suggested.)* Gill cautioned doing so could mean never hiring anyone without a license and she wondered if this would affect work being done by volunteers. Gill also advised that, to curb costs, anything done be at the end of the year as a part of the Annual Meeting since every time we re-file our documents, it costs about \$150 which doesn't even take in to account the voting costs. **Gill asked for a motion to consider Dossey's proposal. Kerr made the motion; seconded by Gocek. Motion carried unanimously.**

## Committee Reports:

Welcoming - To avoid conflicting with SCC Fun Fest, future Spring yard sales will be held the second weekend of March. For ease in remembering, the October yard sales will also be changed to the second weekend. Future Spring potlucks will still be the fourth Saturday in March. Pictures of the recent potluck are on the Facebook group; contact Kerr if you want to be added to the group. Kerr has divided SAE into seven sections and needs a volunteer from each of six sections to keep watch and advise her when new people move in sold homes. An e-mail Blast will be sent out explaining her idea and asking for help. She suggested a fun SAE event would be for residents interested to get together and decorate a cart to enter in the (December) SCC Golf Cart Parade.

Webmaster - At the suggestion of ARC Chairman, Chuck Fleming, Dossey will try to add a link from the Home Page to the SAE ARC Forms so it will be easier for people to find them. Pictures of the recent Spring Potluck will be added in the near future.

Architectural Review - People could not find Forms online; thus the request for the link from the Home Page.  
 Two requests for fencing on perimeter lots by Hwy 674. Of sixteen homes on market, only one has a chain link fence. Three estoppels have been sent - no issues with those homes. Checked concern about grass on Grayson Ct but it didn't seem worse than some others in SAE. Question "since watering is a big expense for fixed income residents, what is definition of landscaping maintenance" best answered as "situation has to not bring down the price of the rest of the neighborhood". There is a difference between grass and dirt. Dirt is unacceptable. A nice letter should be sent to draw attention to that situation or garbage or other situations ... for example a home with weeds and bags of mulch and rocks just laying around for a year without being touched. We need to handle concerns on a case by case basis as complained about - be reactive not proactive. A concern needs to be submitted first, then look at it, then act.

Sun City Center News: No report.

Vote To Revise Restriction #11 d. Renters: Ballots received back were counted by Jim Kerr, Helen Nardick and Jim Granan with results as follows:

Ballots Returned = 150	Yes Votes = 122 (84 %)
Blank Ballots = 6	No Votes = 22 (15 %)

**Dossey motioned to accept the vote as a "yes" ; seconded by Kerr. Motion carried unanimously.**

**Adjournment - Gill requested motion. Gocek made motion; seconded by Dossey. Motion carried unanimously. Meeting adjourned at 2:28 P.M.**

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 Door Prize = Jim Kerr won a plant and a Aldi gift card.  
 Next Board of Directors Meeting = June 11, 2017; Armstrong Room; 1:30 P.M.  
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Minutes submitted on April 28, 2017 by Linda Clapp, SAE HOA Secretary