

May 15, 2010 Minutes to HOA Board of Directors Meeting

1. Welcome, Pledge of Allegiance, and Code of Conduct by President Joe McGee. Present were Joe McGee, Vince Castelli, and 18 homeowners.
2. **Treasurers Report**-Joe said we are in good shape. The next quarterly billing will be the last for the road assessments. We are \$20,000.00 under budget. The pools are finished. They have new tiles, pool lights, coping, and a Diamond Brite finish. This finish will outlast most of us. The pool bottoms won't be as abrasive as the other finishes we have had. We have sent out 18 letters to homeowners who are behind in their dues. Joe explained that this is an extremely difficult economy and the association will work with you on a payment plan.
3. **Property Managers Report**-Joe gave Troy's report. He said that we are replacing street signs and putting the posts in concrete. The front entrance fence is being replaced with vinyl.
4. Old Business
 - A. **Pool update**-Should be open by Memorial Day
 - B. **Roads**-speed bumps-parking lot-all have been completed this week.
 - C. **Sink holes**-Lot#371 & Lot#320- have been filled and repaired
 - D. **Muskrats**-trapped 23 this year
 - E. **Electric Cut offs**-The board has cut off 6, for dues not paid.
 - F. Spreadsheet Items-Neil & crew will cut down and remove **phragmites** by May 31, 2010. **Boat storage area**- Neil and crew to spread stones and cut back trees and vegetation that is hanging over the slips. Extra boat storage lights are being put on hold for now. **Horseshoe pits**-are completed and if you need horseshoes, go to the office and you can sign them out. Some people have asked about a horseshoe tournament and it was suggested that Vince Castelli hold a tournament.
5. New Business
 - A. **Rec. Center**-replace electrical panel box, add another ground for the pump room. These are maintenance items.
 - B. **Bathroom lights**- to be replaced with 20 timer lights by June 1, 2010.
 - C. **Shrub removal**- on the side of the Rec. Center is completed.
 - D. **Engineering report** for the drainage issues throughout the community. Joe said the quote was \$30,000.00. The information that the engineering firm gave in their report stated that certain areas could be handled by Neil and his crew, but certain items can not be. This item has to be put on the agenda for the next meeting. This is a large amount and has to be discussed by all members of the board and voted on. Joe said to give copies to Carl Thompson, Lou & Cathy Drosey and Lot#141-Carl Frank.
 - E. **Mosquito Spraying**-Valerie looked into the notice that several homeowners received stating that they had to pay \$18.00 for mosquito spraying. The mosquito

spraying is included in your Worcester County taxes and the association. You do not have to pay an extra fee. Valerie put the notice on the web site.

- F. **New Exit gate**-will be completed by June 25, 2010. Joe said this item brings up the next issue about the exit gate. There has been 2 incidents recently. One involved a contractor who backed into and ruined a courtyard and the side of a home, which is still being investigated by the police. Videos were sent to be analyzed and the quality of the video could not pick out the plate number on the contractors truck, so it is his word against us. The other incident occurred when a homeowner had a contractor deliver a dumpster to their home, (with out approval), to have old shingles removed from their lot. When the contractor returned to pick up the dumpster, he had difficulties getting it out of their drive way and consequently ruined the neighbor across the streets brand new drive way. Valerie will be meeting with the company on Monday to try and resolve this issue. Joe said this brings us to making a camera addition to the exit gate to see plate numbers and/or damage to their vehicles. Joe said when you hire a contractor and he does damage to a neighbors property, you are liable
- G. **Census**- Joe read from the census pamphlet that said return your census from the home you were at on April 1, 2010. If you have a notice on your door you can fill it out and mark 0 for anyone in your second home, but most homeowners just tossed it out.

6. **Committee Reports**-

A. Beautification Committee- Carl Thompson and Ray Howard organized 35 people this year and a lot was accomplished. Horseshoe pits, all flower beds were weeded, old shrubs taken out by the Rec. Center, Yucca plants thru out the community, new flowers planted around the community, speed bumps all painted, playground area was all raked out and all the debris was carted away. Kay Whaley-talked about the new **Adopt a Daisy** program. This program was set up for the community flower beds. You may pick a bed and when you are here, you can maintain it by weeding and watering. There will be a plaque with the names of the people who have maintained them for that year. You are not allowed to add to the flower bed just to maintain it. Anyone interested may contact the front office and Valerie will put a notice in the next newsletter. There can be several people for a certain flower bed, because not everyone is here at the same time.

B. Boat Storage- Joe said that we might need help with the storage yard for inspections this year due to John & Darlene Hale, who have done it for a number of years, have had health issues. Fred and Dale Verga have volunteered to learn how to do this committee. Valerie will give them what they will need to get the inspections completed.

C. Budget Committee-Mike Tebin did not have any questions.

D. ECC Committee- Cathy Ortel said all the inspections have been done. The initial inspection was done completely by Cathy because there needed to be consistency, which was decided to be done by one person. The committee then went out and had a list to go by and check. If there were any other violations that Cathy missed the committee member was to write it on a post a note for Cathy to re-inspect. I will be sending out 230 letters this year, last year it was 338. All of the violations on the properties must be completed by June 30, 2010. The biggest concern this year is **worn screens**. Last year a number of homeowners got their driveways done, so we won't have the weed violations that we usually have. I have been keeping a spreadsheet from year to year on every violation and that way I can go back and see if this is a repeated violation year after year. With this system in place I can go to these homeowners earlier in the season to address the issue. Cathy said we still have a couple people who are constantly in violation; it doesn't matter if they are fined or not, they keep having the same violation issues. Cathy said she had 3 repeat violators. One of the questions that Cathy has been asked about was after the **roads** were paved; there is a section on the both sides of the road that have gravel in them. Who is responsible for spraying that area? **Joe said the grounds crew will be spraying them. Joe said the reason those areas will be sprayed is to stop the crab grass from ruining the edges of the road.** Joe also said that homeowners should be spraying the edges of their driveways also. Another subject of concern that Cathy has found is **hot tubs** that do not have a fence around, that are inside the courtyard. She was concerned because the courtyard is not completely enclosed and was questioning a county code that might be violated. The next question Cathy had for the board was about the **small pier** that was put into the pond on North Longboat. Joe addressed this and said that would be taken care of by the property manager, Troy Purnell. It will have to be removed because of liability and it is on common ground. The next issue is about the new **air conditioner units**. The new ones being installed are all in one units and have 2 large pipes that go from under the unit to under the home. They are very visible and could possibly be weed whacked, so **the framed stand will have to be covered with skirting or lattice work**. The other issue with the air conditioning units is that some of the older ones are actually set on cinder blocks, which are barely off the ground. **When these units are replaced they will have to be house floor level, not ground level, according to FEMA guidelines. Cathy and the board have updated the ECC application form, with an additional note that states you may need an additional permit or approval from other agencies. Valerie will post it on the web site.**

E. Open Discussion:

1. **Melanie Dixon-Lot#320**-asked that the Bull Roast date be changed May 29 instead of the May 23, on the web site.
2. **Andy Lapinski-Lot#408**-asked that the old furniture be taken out of the Recreation Center. Joe agreed.
3. **Michele Floyd-Lot#456**-said she has weed whacker damage to the water access door and can it be replaced. Joe said he will take a look at it. Joe said if you have borders around your home and you have weed whacker damage, you may go to the office and request new skirting. This only is for homes that have been bordered before the damage occurred.
4. **Cathy Ortel-Lot#338**-has been told by a new owner that said when she purchased she was told that any skirting that had holes could be taken care of by the association. Joe McGee will talk to Tony in the sales office, about the damaged skirting to be taken care of before the closing date.
5. **Mike Whaley-Lot#90**-said there is a way to repair skirting with small holes. You can use old skirting and cut it to size and glue onto the existing skirting. I installed 12 cables at a cost of \$5.00 each per boat. The cables on the paddle boats are not working. Mike said that 3 paddleboats are in terrible condition. Valerie will get a parts list for Mike. Joe said that some of the **paddle boats will need fiberglass work**. Mike said he will drag one out and see if he can take care of the problem.
6. **Fred Verga-Lot#469** asked about the new exit gate. When it is installed, will we have a problem going out if you are towing a boat? There were some problems when the new entrance gate was installed, that's why he was asking. Joe replied that the gate can be programmed, but he will make sure when he talks to Dave. There is also a problem down at the pier, the pipe is broken. Joe asked Valerie to have it fixed.
7. **Next Meeting will be the annual meeting on July 10, 2010 at 9:00 AM at the Worcester County Prep School**. Joe reminded everyone that all the candidates have 2 year terms. Joe McGee and Bob Molle are up for re-election this year. A reminder to anyone wishing to run for the board, you can send a resume to Valerie at the front desk. Anyone can be nominated from the floor at the meeting also.
8. **Adjournment at 11:00 AM**