

May 14, 2011 Board Meeting Minutes

1. Meeting called to order by President Joe McGee. Pledge of Allegiance and Code of Conduct recited by Joe.
2. **Treasurers Report**-Troy Purnell said as of April 30, 2011, we are \$3689.00 ahead in assessments, Maintenance is \$36,509.00 over budget-we have coded everything except the rip rap work, which will be out of the reserve account, Utility is \$3527.00, Amenities is \$186,600 under budget, Administrative expenses came to \$8658.00 under budget. Troy said that in 2004 they had a study done for 2009-2024 to allocate a lot of money (\$163,000) to the roads. He is suggesting allocating \$120,000 from the roads to erosion control, and \$30,000 for roads.
***Troy made a motion to transfer \$50,000.00 from the reserve account to the general fund for the erosion control. All were in favor.**
3. **Property Managers Report**- Troy said we have a new mower. He has suggested to homeowners to limit their fertilizing of their lawns. Neil has also reported to Troy that there are 2 homeowners that are letting their large dogs go into a neighbor's yard to go to the bathroom and are not cleaning it up. Cathy Ortel will be sending these 2 homeowners an ECC letter to inform them to stop this practice. Joe brought up the thefts that have occurred this winter with the golf cart batteries and other items out of people's yards. **Joe asked Valerie to send a notice onto the website to deter the thefts can the homeowners use a cable that is put thru the bottom of the cart seat and use a padlock to secure it.** The state police have taken all the information and as far as we are concerned they are working trying to get the person or persons involved. After discussion about the thefts, Joe and the board are going to set up a policy to be followed in the event this happens again. Joe said that this community never needed this before this year. Joe said that if people would give the office their e-mail address we could send the newsletter and other correspondence immediately. Joe said we will have something in the newsletter to address this to each individual homeowner. Troy said he can contact the D-3 Corporation to do the e-mailing of important information such as weather, thefts, or damage to your home.
4. **Old Business:**
 - a. New furniture for the Clubhouse and Rec. Center areas. 11 tables, 25 lounge chairs, and 25 chairs were delivered.
 - b. Rec. Center has had the floor in the laundry room redone, walls painted, new sink put in and the Carpet was installed but there are problems with the seams. Joe and Valerie talked to him extensively about the seam problem we have always had and he said would take care of that and that we would have a guarantee. Valerie has been in contact with a certified carpet inspector for several brands of carpet and for a fee he can give us a detailed report on the problems. If the problem isn't addressed by the contractor, he will have his certification taken away. A registered letter has been sent to the contractor, Peter's flooring, and after 14 days if there isn't a response it will be turned over to our attorney to handle.
 - c. Dog walk area had a fence erected on community clean up day. The rules will have to be posted. Joe, Cathy and Lisa will get a sign together and have Ray Coates take a look and then have it made up.
 - d. WIFI has been updated and 3 new antennae's have been added to the community.
5. **Spreadsheet Items: Bob asked that this be posted on the website.**
 - a. Drainage problems-Lots#408 and 462-completed

- b. Boat storage lights-Valerie to call Curtis electric to get the final bid. It has to include running wire from the marquis sign back to the storage yard.
- c. Paddle boat repairs- Mike Whaley reported that 85% of the work has been completed. He is waiting for Mr. Benyak to re-enforce the area around the paddles. Joe thanked Andy Lapinski, Vince Miller, and George Benyak for helping to get the fleet going.
- d. Split rail fence- Cathy Ortel and Lisa reported that it is 90% finished; they are going thru with the board as to what is to be put on the signs for that area.
- e. Straighten signs in the community- Troy is having braces made for the signs at Metal Magic and once they are attached, then the signs can be straightened.
- f. Paint speed bumps-James Coyle, his son in law and Mike Whaley worked on getting all of the speed bumps, the curbs at the front entrance painted completely. If we would have to pay for that job, it would have cost over \$2,000.00. Joe and the board thank homeowners like these for making our community the place to be in OC. Everyone in attendance clapped and agreed.
- g. Power washing the front fence, lattice and office-Valerie will do when the weather permits.
- h. Rip Rap- has been completed. Joe said eventually all of our ponds will be wrapped.
- i. Added stone in the rear of lot#108 is completed
- j. Drainage behind lot#120 has been completed
- k. Additional street lights to be added in the community- Joe is working on getting the poles from Verizon.
- l. All of the cones have been installed over the tops of the poles in the community.
- m. Stop signs-Vince Miller will go around and access where they are needed.

6. New Business:

- a. **ECC Fines**-to be posted on the web site
 - b. **Scooters**- Cathy Ortel is to send Jeffrey Ward-Lot#133 and Spraker-Lot#272 for speeding thru the community and was stopped by the courtesy person on duty. He was told by the boys involved that the scooters were legal and they did not need a license. **Joe also read from the deed book which stated the following. The following vehicles may not be brought into the development or parked in it: Unlicensed or inoperable vehicles, and vehicles that are being repaired, rebuilt, repainted or junked. Motorized minibikes, snowmobiles, trail bikes, and all-terrain or off road vehicles may not be operated in the development but may be brought into the development on trucks or trailers, provided that they are not off-loaded. Not withstanding the above, golf carts are allowed and a license is madatory.** Joe said that the answer to the question about the motor scooters is they are not allowed in the community, and he asked Cathy Ortel of the ECC to write letters to the parents of these boys to inform them about the motor scooters. Golf carts are allowed with a driver's license.
 - c. **Newsletters** have been delivered late the last 3 times. It has been sent out thru bulk mail and the next newsletter will be sent out first class, and we will see if this doesn't work.
- 7. Entertainment**- Joe asked for someone to chair the July 4th parade. Joe said this is our biggest event of the year and he would hate for it not to be held.

8. Budget-Joe introduced the new chairperson for this committee. Her name is Patricia Griffith. Other members are Andy Lapinski, Elaine Galeone, Mike Tebin, and Tim Rath. Elaine asked about the boat storage income. She looked at the income in January and there was \$2,425.00, and there should be a total of \$8,500.00. Joe told her that she had to go back to the December financials. A lot of people pay for the slip ahead of time. Elaine asked about the several visits the propane company is making to fill the tanks, and was it necessary. Joe said that this has been a very cold winter. Valerie said another reason is because of the gas dryers.

9. Boat Storage Committee Report: Fred Verga thanked everyone who helped clean up and cut back the vegetation and trees in the storage yard and then having it sprayed. Fred & Dale purchased new cinderblocks and numbered them for the slips that were not marked. There is a big pile of stone in the middle of the storage yard. Bobby Cowger can move when he returns for work that needs to be completed. Fred told the board about an incident that happened at his house on Friday 13, 2011. Dale his wife put a pie in the oven and they went down to the pier and forgot about the pie in the oven. When they returned the house was full of smoke and they had to open all the windows because of the smoke. At that time the gate attendant went by definitely over the speed limit and did not even see the smoke billowing out of the windows. Joe said we were having a meeting with the gate attendants on the 24th to go over all of the issues for the summer months.

10. Beautification Committee- Joe McGee said that this year we had a record amount of people from the community helping out. There were 52 homeowners who attended and helped out and he had them stand up and they were applauded by the audience. The flags by the front entrance are getting hung up in the trees. Keith Shoff said he can top the tree off or cut it down. Joe mentioned again about how much money is saved by having all of these homeowners donate their time and expertise to making the community what it is. Joe said that he had to tell one homeowner who has donated flowers and mulch every year, that they had to be reimbursed this year for the money they had spent this year on the flowers and mulch. They refused to be paid for the flowers, but Joe insisted that the Association pay them for the mulch and the other items they donated, or he would have to stop them from working next year! Everyone got a giggle out of that. Joe said the devotion that a lot of the homeowners have to this community is phenomenal.

11. ECC committee-Cathy Ortel said her committee completed the first round of inspections one and a half weeks ago and the 2nd round will start shortly. Cathy explained that the reason they have to do the inspections so early is because of the lengthy process. We are very happy with the community as a whole because the majority of owners do comply. WE thought that the owners that were brought before the board and ECC were given leniency on their fines in years past, but the ECC has found the same owners are in violation again. Joe said that these owners did not understand the generosity of the board when they had their appeal hearings. Joe said that the owners were told at that time that the generosity was a one time deal, and the board would not be lenient if they came in front of the board with another appeal. Joe also said he would like the fines posted on the website. Elaine Galeone asked where the monies go from the fines. Troy replied that they go to the general fund.

12. Open Discussion:

Wayne Davidson-Lot# 425-asked for a 24 hour patrol, because of all the recent thefts. Joe answered him by saying that from 9-5 PM the gate is monitored by the front office and the gate personnel patrols all night long. Joe informed him that at the upcoming personnel meeting he will discuss changing the routes that the personnel take during the night hours instead of doing their regular routine, and more patrols in the off season. Joe said the cost for this year's budget right now is \$72,800 for a year. If we had to maintain more gate personnel during the day it would cost around \$40,000.00 a year more which is not cost effective for the community.

Melanie Dixon-Lot# 320-1. Reported that the sink hole needs to be looked at again, she suggested that they need to replace pipes there; Troy will check on it and have it taken care of. 2. She also suggested that maybe when people were not going to be here, to park their golf carts in the storage area where there are cameras and lights. Joe said that the best deterrent is to chain your golf cart. 3. I would like to see that streaming video on the web site again about the golf cart batteries being stolen. Valerie will get it back on the site. 4. Courtesy Personnel to have a spot light for their patrols. Valerie will get one for the HOA truck. 5. She asked that if they could have water and electricity to

the new dog park area. Joe said NO. Cathy Ortel suggested a Tiki bar. Everyone got a great laugh out of that comment. 6. Can a fountain be installed in the South Longboat pond? Joe said no, the fountains look good but for that pond we would have to run electric to it. Troy said the cost of electricity to run it thru out the winter was very expensive. As far as the efficiency of getting rid of the algae because of the circulation, it doesn't work with this type of algae. The biggest headache is the maintenance. 7. Can we get a couple benches for the dog walk area? She needs help to push her golf cart onto a trailer.

Mike Whaley-Lot#90- asked if the grounds crew could trim around the ponds or can they be pulled out? They are growing around the docks. Joe said that he will tell Neil to weed whack these willow oaks down on a regular basis around all the ponds. Troy suggested we purchase a chain saw with an extension arm so they reach those limbs.

There are 3 positions open on the board this year. Troy's, Vince Miller's and Vince Castelli.
The meeting was adjourned and all were in favor.