

Homeowners Association, Inc.
Board of Directors Meeting
September 21, 2016

On September 21, 2016 the HOA Board of Directors Meeting was called to order at 7:00 PM by our President, Marvin Ott. After the Pledge of Allegiance and moment of silence, roll call was taken with all Board Members in attendance except Chris Evans.

A Motion was made by Larry Cordisco and seconded by Marvin Ott to approve the Minutes from the August 17, 2016 Meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report noting that as of August 31, 2016, we have 28 homeowners with past due fees, 3 properties in bankruptcy, 5 in collections, 2 foreclosures, 4 with liens, 1 Association managed, and 6 on payment plans. A motion was made by Lynda Pratt and seconded by Tracy Johnson to accept this report; Motion carried; all Board Members present accepted.

The Homeowner at 588 Waverly has requested permission for a payment plan because of their outstanding balanced of \$2,700 owed. A Motion was made by LeRoy Hoff and seconded by Tracy Johnson to allow this Homeowner to make bi-weekly payments of \$321.70 and pay the \$450 October quarterly HOA dues in full, all via bank checks or money order, with a caveat that if a payment is missed, we will start proceedings to foreclose on lien. Motion carried; all Board Members present accepted.

A Special Budget meeting will take place on November 11, 2016 to discuss the Board approved tentative Budget.

Bob Coleman also noted that the office has compiled a list reflecting that we have 91 homes in the community that are rented.

Maintenance Committee – Marvin Ott

Marvin Ott updated current projects in the community as follows: The problem at the Dover fountain has been traced to wiring under the road by FPL and will be replaced. A motion was made by Marvin Ott and seconded by LeRoy Hoff to allow \$3,100 for excavating and laying pipe for this project; work to be done by our own Maintenance people. Motion carried; all Board Members present accepted.

The replacement for Boulevard trees was not approved by Port St Lucie County; Lynda Pratt will obtain more information for acceptable trees.

Center Islands at Dover, Sheffield and Stratford are in need of improved drainage. At this time, no bids were approved because of possible restrictions by the county. LeRoy Hoff is researching to come up with a solution.

A Motion was made by Marvin Ott and seconded by Larry Cordisco to proceed with the replacement of the irrigation system on Canterbury at an additional cost of \$1,000. Motion carried; all Board Members present accepted. Also on Canterbury, Lake #12, two kinds of aeration was discussed; a fountain or just 'bubbles.' LeRoy Hoff will get more information to present to the Board prior to any decisions.

Lakes & Preserves – Clem Lagala (absent)
Report to be given next meeting.

Restrictions & Covenants Enforcement Committee – Tracy Johnson

Tracy Johnson reported that she had not received any new violation information that would require further action at this time.

Hearing Committee - Bob Evans

Bob Evans reported that there were no concerns at this time.

Architectural Committee – Lynda Pratt

Lynda Pratt reported that there have been 6 requests in the last week; mostly for cleaning and painting; a complete total for the year will be reported next meeting.

Security Committee – Tru Hall

Tru Hall reported that Barry and Carla Abraham have joined the Security Committee Team. Tru also reported that the Renter at 477 Dover had work crews coming into the community as part of his business but this will be addressed by that Renter. The ongoing problem is still overnight parking on the street.

Cable Committee – Bob Evans

Bob Evans announced that of the 693 homes in the community, Hotwire has completed installation in 350 homes and 150-160 are in the process. There are 113 homeowners who have not done their survey. Certified letters will be sent to these people by Monday.

Our phone systems at the gate and clubhouse will be switched over to Hotwire on September 29, 2016.

Mr. Evans also stated that because of several ongoing problems with our current cable provider, Litestream, a letter, signed by our President, Marvin Ott, will be sent to inform them that they are not complying with their present contract and further action may be required.

New Business:

After discussion, a Motion was made by Bob Coleman and seconded by LeRoy Hoff to accept a proposal from Hotwire for new 'state-of-the-art' cameras for the clubhouse and gate at a cost of \$16,216.30. Motion carried; all Board Members present accepted

A motion was made by Bob Coleman and seconded by LeRoy Hoff to deny a request to leave our gates open during the upcoming Craft Fair in November. Motion carried, five Board Members accepted, 1 did not accept and 1 absent.

A Motion was made by Marvin Ott and seconded by Larry Cordisco to adjourn the meeting at 8:25 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be October 19, 2016.

Respectfully Submitted by: Jane Cordisco