

## MEETING MINUTES MAY 26, 8009

Meeting called to order at 6:30pm

Minutes approved with an amendment by Dan Wehrle.

Charly McCue provided an update of the audit. The second stage of the audit needs to be finalized

The Board gave a gift certificate to Debi Wehrle in gratitude for her extraordinary efforts on behalf of the community.

Finance Committee report – Linda Fulford-Demers presented the report. There are currently 8 homes in the foreclosure process within the community.

The meeting went to open forum:

A question was asked about the monthly assessment payment option. Linda announced that a plan was available and that the holding account number was available upon request

Nick Pagano expressed his concern over the quality of the landscaper's work. Several other owners joined his concerns. Dan suggested that they were selected because of their low bid and that the savings will allow us to move forward with the new landscaping project on three buildings at a cost of \$2800. Dan said he will meet with Frank Jones to discuss a rebid on the landscaping.

Jason Simmes expressed his concerns about the dying palms and that whatever was killing them might spread to other palms. Ron Gillis said he has a soil sample and will have it analyzed.

Dorothy Hoag-White voiced her concern over a drainage pipe that might cause flooding in the building below her.

Tommy Bridges thanked Dan Wehrle for the contact information to get his roof leak fixed.

Jason Simmes volunteered to get the plants for the zerascaping project at a reduced cost

Debi Wehrle extended her appreciation to Frank Jones and Dan Wehrle for their efforts and volunteer work that has saved the community significant money on landscaping.

Frank Jones expressed his dissatisfaction with the current exterior pest control company and is getting bids from new companies for exterior pest control and weeding.

Frank Jones reported that they have worked on the irrigation system, but with the current rains it was difficult to see the results. Frank did say that he believed the rain sensors were working.

Dan Wehrle asked Nick Pagano to get a price and order removal of the dead palm next to building 52 as well as the dead palm next to the clubhouse. He requested that the stumps be removed as well.

The Board discussed the subject of association access to units and agreed that the association should not maintain access to any individuals unit. This was not a vote but rather a consensus to be reflected in the updated new document set when it is completed.

Linda Fulford-Demers proposed a motion that the Board fund up to \$750 For Clayton & McCulloh to conduct a review of the current documents. The Board voted unanimously to approve the motion.

It was agreed that a committee composed of Ron Gillis, Mel Demers, Dorothy Hoag-White, and Nancy Post be formed to review and coordinate the changes to our Rules and Regulations as they relate to the remaining association documents.

There was a discussion on owner vs. Association responsibility. It was generally agreed that the owners were responsible for anything inside as well as any optional exterior areas i.e. exterior deck areas beyond the standard 4x4 decks.

Dan Wehrle provided an update on the following:

- firewall issue is still with the County
- complaint on World of Homes is now with the Legal Dept. of the Florida Division of Real Estate
- updated on violations and status of the leash rules

Nancy Post inquired about designating a doggie play area. The Board remained firm that any such area would violate the leash rules.

The meeting was adjourned at 8:20.