Open Forum:

Presentation from Paradise Lawns Landscaping, Inc.
Jeff Granger provided a recap of the issues with grass in the community overall and possible solutions to address the issues. He provided an overview of the application of Atrazine to kill crabgrass that was completed in December 15, 2014 and the next application that will occur in February 10, 2015. Lengthy discussion ensued. Homeowner questioned about the recovery plan for the problem. Sherry Palmer discussed to the members the proposal that was provided by Paradise Lawns for the fungicide application treatment for the community.

Resident comments:

208- Homeowner want to thank the Board for the street light.
907- Homeowner wanted to know if there is anything the Association can do about nuisance of barking dog.
1810- Homeowner commented at the last meeting about the officer position.
2301- Homeowner commented about having more communication about the coupon books order.
1510- Homeowner wanted to thank of the landscape lighting in place.

Call to order:
The meeting was call to order by Sherry Palmer at 6:32 PM.

Establish a quorum:
Sherry Palmer (2015)
Charlotte Duplissey (2015)
John Newell (2016)
Bob Carvin (2016)
Randi Pollack (2016)
Andy Weeks (2015)

Vivian Carvalho with Leland Management, Inc. was present along with various members from the audience.
Approval of Minutes: The Board reviewed the meeting minutes from December 16, 2014.

A motion was made by Sherry Palmer to approve the meeting minutes as presented. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

Officer’s Reports:

President Report – Sherry Palmer provided an update of the inspection that will be completed by Apex going forward in the exterior of the community. Sherry Palmer goal for this year to address the Governing Documents and revise them accordingly. Mike Boyle has volunteered to be part of the committee to work on the amendment to the documents. In addition, John Newell will participate in the committee to work with Mike Boyle. The Board requested a target date to get a draft to the Board by May 2015 Board Meeting Minutes.

Vice President Report- Randi Pollack provided the work that has been done by Roxy Rock, John Newell in regards to implementing a newsletter for the community. Randy plan on having the newsletter published on a quarterly basis.


A motion was made by Bob Carvin to waive any late fees for the month of January 2015 to all homeowners due to the coupon books being distribute late. The motion was seconded by Charlotte Duplissey. All those in favor, the motion was carried unanimously.

A motion was made by Sherry Palmer to write-off the accounts with an aged owner balance ranging between $75.00 dollars to $4.36 dollars per the 12/31/2014 Financial Statements. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.
1808 Homeowner commented a specific invoice from Paradise Lawn Landscaping that was paid when it should have not been assessed to the Association. Charlotte Duplissey will follow-up on this item along with Vivian Carvalho.

Secretary Report- no report

Director’s Report- Charlotte Duplissey recapped that the surveillance cameras is operating now and Alex Grissom is getting familiar with camera manual to operate the cameras.

Managers’ Report- no report

Committee Reports:
- Compliance- Vivian Carvalho provided a recap of her recent discussion with Ann Parchinski from the committee about open violations. She will continue to work with Ann on any open violation so the Association is adhering to the Covenant Enforcement Policy.
- Social- Dolores Gailey recapped the upcoming events schedule for the community. There is a spaghetti dinner schedule for February 28, 2015 and the St. Patrick event dinner scheduled for March 28, 2015.
- Landscape- Charlotte Duplissey provided a recap of the request from Randi Pollack about installing Areca Palms behind the home to provide some privacy between the home and the park.

A motion was made by Sherry Palmer to approve unit #602 & #604 to install Areca Palms specifically in the common behind the building for a barrier between the home and the park. The motion was seconded Charlotte Duplissey. All those in favor, the motion was carried unanimously.

Review & Consideration of Landscape Proposals-
Hammock Clean-Up Proposals- Charlotte Duplissey provided a recap of the proposals for the clean-up.
A motion was by Sherry Palmer to approve a not-to-exceed amount $7,000 to clean out the 7 hammocks and revisit the price with the contractors prior to awarding the work to a specific contractor. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

Beautification- North Pool Entrance Proposals- Charlotte Duplissey provided a recap of the proposals provided for the beatification in the North Pool Entrance.

A motion was made by Charlotte Duplissey to proceed with awarding the contract to Paradise Lawns for a total amount of $11,500. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

A motion was made by Charlotte Duplissey to hire Susan Hall to oversee and monitor the beautification project for a not to exceed amount of $1,800. The motion was seconded by Sherry Palmer.
In Favor (1) Charlotte Duplissey
Motion was not carried.

Oak Tree Removal Proposals- Charlotte Duplissey provided a recap of the proposals provided.
A motion was made by Randi Pollack to proceed with awarding the contract to Global Greens for an amount of $900.00 for tree removal and stump grind proposal. The motion was seconded by Charlotte Duplissey. All those in favor, the motion was carried unanimously.

Stump Grinding Proposals- Charlotte Duplissey provided a recap of the proposals provided.
A motion was made by Charlotte Duplissey to proceed with the proposal from Global Greens for an amount of $430.00 for stump grinding per the scope of service. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.
**Re-Sod Proposals**- Charlotte Duplissey provided a recap of the proposals provided. 
*The Board defer consider the proposal until the next Board Meeting.*

- Clubhouse- Roxy Rock provided a recap of the 2 broken table top that occurred over the holidays. She called the manufacture which the cost was $166.92 plus shipping of 100.00 per table top. Roxy Rock recommends to replace the table top with Austin Industries which is a local company.

*A motion was made by Sherry Palmer to have the table top replace per table of not-to-exceed of $135.00 with Austin Industries and have Natural Harmony assemble the tables. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.*

In addition, Roxy Rock wanted to report that the Bulletin Board is being worked on and will be installed this week in the pool cabana area.

- Outreach- no report

- Long Range Planning- Frank Concoran provided 2 activities that is taking place with the committee. He provided some of the topics that has generated interest for the homeowners in the community. There is a meeting scheduled for March 7, 2015 for the committee to discuss some of the topics to review with the homeowners.

- LMI: Work Order Reports- Vivian Carvalho recapped the reports that were generated in the system for the Board to review. Lengthy discussion ensued on this topic.

**Old Business:**

1. Update of the Roadway Project- no report will have item for the Board to consider at the next meeting.
2. Update of the Brighthouse Contract- Randi Pollack provided a recap of the recent proposal provided from Brighthouse.

A motion was made by Randi Pollack to proceed with the Premier Proposal Package that includes the following items:

- Per unit price of $41.91
- Premier TV- includes over 150 HD Channels- Free on Demand and over 50 Digital Music Channels, and an interactive program guide
- A five(5) year term
- Cap annual price adjustments at 5%
- Each unit will be entitled to one free HD set top box
- Each unit will be entitled to two Digital Adapters per unit, for Standard Service on additional outlets
- One complimentary Premier TV account in a common area, which represents a value of over $1,000 a year.

The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

3. Review & Consideration of Drainage Proposals-

A motion was made by Randi Pollack to proceed with SOS Septic proposal to cleaning the 4 storm drainage pipes and replacing the new storm water grates for an amount not-to-exceed of $1,800. The motion was seconded by Sherry. All those in favor, the motion was carried unanimously.

A motion was made by Sherry Palmer to proceed with the Lake & Wetland proposal for Items of 1,3,4,5, 7 for a total amount $3,100. The motion was seconded Bob Carvin. All those in favor, the motion was carried unanimously.
4. Discussion about the chimneys on individual units- Defer until the next Board Meeting.

5. Clarification of patio section maintenance- Defer until the next Board Meeting.

New Business:
1. Review & Consideration of ARB Application Form
   a. # 2408 ARB Application- Garage Door Replacement
   b. #109 ARB Application- Roof Replacement
   The Board reviewed the 2 application submitted. Lengthy discussion ensued about formalizing the Architectural Review Process and establishing a committee. The Board will be reviewing this at the next Board Meeting.

   A motion was made by Sherry Palmer to approve application #2408 and #109 as submitted. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

2. Review & Consideration of Pet Policy- Per the Governing Documents only 1 pet is allow in the community per house hold.

   A motion was made by Sherry Palmer to grant the approval of 2 pets for unit 1202 Parkside Place and reflect in the pet policy of Board prior approval is required as requested. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.

3. Review & Consideration of Exterior Painting Policy
   A motion was made by Sherry Palmer to approve the revised Building Exterior Painting Policy to include Florida Rooms exterior framing and panels is to be included in the scope of service to future request for proposal for painting of the buildings for the community. The motion was seconded by Bob Carvin. All those in favor, the motion was carried unanimously.
4. Review & Consideration of 2015 Attorney Retainer Agreement-
   The motion was made by Bob Carvin to approve the engagement letter with
   the provision that state that the Association will opt out of the benefits on
   Schedule “I” and pay not retainer and Deferred billing as described in
   Exhibit “C”. The motion was seconded by John Newell. All those in favor,
   the motion was carried unanimously.

5. Discussion about driveway and sidewalk cleaning letters for building 500, 600, 800.
   The Board requested to proceed with sending a friendly reminder letters to
   building 500, 600, 800.

6. Discussion about formalizing a committee to amend the Governing Documents.
   Sherry Palmer reviewed this item during President’s Report.

7. Discussion about scheduling the common pathway and parking pad cleaning
   with Natural Harmony. Natural Harmony will be renting the equipment to
   connect to the pressure washer and provide the labor cost. The Board
   consensus was to proceed with the work.

8. Discussion in regards to the Garage Door Policy.

   Andy Weeks identified the garage doors at the 2200 building which were painted
   several years ago, where the paint is now peeling. The Board requested Vivian
   Carvalho to reach out to a paint company that has not done work for the
   community to provide an analysis of the issue, and remedies for these garage
   doors. In addition, Vivian Carvalho will require GreenSpin Energy to return and
   redo all the 600, 800 and 1000 doors with defective paint.

   The Board reviewed the proposal from Natural Harmony for the edging stones to
   include in the pathways lighting to secure the lights from potential damages. A
   motion was made by Sherry Palmer to approve the proposal for $744.80. The
   motion was seconded by Bob Carvin. All those in favor, the motion was carried
   unanimously.
In addition, Brandy with Natural Harmony brought to the Board’s attention the recent vandalism that is occurring with the neighboring fence from the Community and the shopping center. She has reported the incident with the Indian Harbour Beach Police Department. Sherry Palmer suspect the kids’ family that is causing the problem will have a discussion with them.

Adjournment-

A motion was made by Sherry Palmer to adjourn the meeting at 9:41 PM. The motion was seconded by Randi Pollack. All those in favor, motion was carried unanimously.