Open Forum:

Resident comments:

Homeowner wanted to thank the previous Board and the new Board for all their hard work they have done throughout the year.

Call to order:
The meeting was call to order by Randi Pollack at 6:37 PM.

Establish a quorum:
Randi Pollack- President (2018)
Donna Gensler- Vice President (2018) (via speaker phone)
Mike Drushal-Treasurer (2017)
John Newell-Secretary (2017)
Bill Burleigh-Director (2018)
Ricki Kleist-Castrina- Alternate (2017)

Approval of Minutes:
10/25/2016 Board Meeting
A motion was made by Randi Pollack to approve the October 25, 2016 Board Meeting Minutes as presented. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.

11/15/2016 Annual Membership Meeting
A motion was made by Mike Drushal to approve the November 15, 2016 Annual Membership Meeting Minutes as presented. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously. The Annual Membership Meeting will be also approved at the Annual Meeting next year.

11/15/2016 Organizational Meeting
A motion was made by John Newell to approve the November 15, 2016 Organizational Meeting Minutes as presented. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

Officer’s Reports:
President Report – Randi Pollack wanted to thank everyone that was involved with the Budget Committee in providing a draft Budget for the Board to review and
consider. In addition, she wanted to thank everyone especially Brandy for being persistent in communicating with Gault Electric to be at the site to address the electrical issue with the pump, landscape lighting and fountains. It has been repaired and everything is operational as of today.

Mike Drushal reviewed an account with the Board that has been paying on a monthly basis however due to a bank error the account was past due. The homeowner has rectified the information with the Bank.

A motion was made by Mike Drushal to waive the fees associated with account #7221808. The fees had been added by the computer for technical reasons and were not justified. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Vice President Report- no report

Treasurer Report -
Financial Report- Mike Drushal reviewed the Treasurer’s Report. A motion was made by Mike Drushal to waive the fees associated with account #7221808. The fees had been added by the computer for technical reasons and were not justified. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

Secretary Report- no report

Director’s Report- no report

Committee Reports:
• Clubhouse Committee- Roxy Rock wanted to thank all the ladies including Charlotte, Cheryl, Janice, Kathy, Delores in decorating the clubhouse.
• Outreach Committee- no report
• Social Committee- no report
• Architectural Review Committee- no report
• Compliance Committee- Ronna Ellerbeck provided an overview of the accounts that are open with violations.
• Landscape Committee- Wallace Berger provided an update of a list that he is working with Janice in the areas of items that needs to be completed throughout the community and will request Paradise Lawns to address these
items while they are doing the detailed work. Lengthy discussion ensued on this topic.

Homeowner stated that there is a tree that is behind unit 1203 – 1205 that needs to be trimmed back since it is touching the roof line. Wally Berger stated that this tree will be trimmed back in January. As it stands the tree is no imminent hazard to the roof line. If between now and January something occurs the Association will be responsible for any repairs.

Managers’ Report-

- Work Order Reports. Vivian Carvalho provided an update on the projects that are completed and the work orders that are currently open in the system.

In addition, she reported an update of the fence proposal that was received from Cates Fencing and Secure Fence & Rail. Lengthy discussion ensued. She stated she reached out to David from the zoning department at Indian Harbour Beach and he is researching the matter to determine who is the responsible party pertaining the fence.

A motion was made by Mike Drushal to proceed with a not-to-exceed amount of $14,000 to repair the East Side Section of the Fence once it is confirmed the price and the hardware’s that will be utilized for the replacements Randi Pollack will execute the proposal accordingly. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Old Business: none to come before the Board.

New Business:


A motion was made by John Newell to the 2017 Budget Assessment income of $506,880.00. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.

A motion was made by John Newell to approve the monthly assessment per unit of $330.00 per month. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.
Homeowner commented on the possibility of levying a special assessment to improve the various areas of the community including but not limited to irrigation system, roads, landscaping, and common areas. Lengthy discussion ensued on this topic.

2. Review & Consideration of Painting Bids-

Vivian Carvalho reviewed both companies that submitted a proposal for painting the next set of buildings including: 1300 Building, 1400 Building, 1500 Building, and the perimeter wall. The pricing in both proposals was very competitive.

*A motion was made by John Newell to approve the Vice Painting Contract totaling $27,215.00. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.*

Adjournment-

*A motion was made by Randi Pollack to adjourn the meeting at 8:31PM. The motion was seconded by Mike Drushal. All those in favor, motion was carried unanimously. The next meeting is scheduled for January 24, 2016 at 10:00AM.*