Open Forum:

Resident comments:
2109 Homeowner commented on the parking rules for the community and residents not adhering to the rules. In addition homeowner commented on residents not picking after their dogs.
2305 Homeowner commented on the lawn tracts from the machine in the area behind the townhomes. In addition he mentioned that there is additional erosion that is going on behind the 2400 building.
1104 Homeowner commented on the roads and the status of the project.
1510 Homeowner commented on the compliance process and the Hearing Committee.
208 Homeowner commented on having agendas at the Board Meetings for the residents.
2301 Homeowner commented on the paint process for the community and
1902 Homeowner commented on the wonderful job hammocks were done by Global Greenz.
2404 Homeowner commented on the clean-up that occurred with the hammocks and concerns of the removal of trees in the back area.

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)
Randi Pollack (2016)
Andy Weeks (2015)

Vivian Carvalho with Leland Management, Inc. was present along with various members from the audience.

Review & Acceptance of Bob Carvin resignation from the Board- A motion was made by Sherry Palmer to accept the resignation from the Board. The motion was
seconded by Randi Pollack. All those in favor, the resignation was accepted by the Board unanimously.

Sherry Palmer motioned to appoint Randi Pollack for the Treasurer position. The motion was seconded by Charlotte Duplissey. All those in favor, the motion was carried unanimously.

Randi Pollack resigned her position as the Vice President from the Board.

Randi Pollack motioned to appoint Charlotte Duplissey as the Vice President on the Board. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Approval of Minutes: The Board reviewed the meeting minutes from January 2015

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

Officer’s Reports:

President Report – Sherry Palmer wanted to thank Charlotte Duplissey for the wonderful job she did with coordinating the hammock clean up.

Vice President Report- Randi Pollack stated the new Bright House contract was executed earlier this month. She stated that there will be a letter sent to the residents explaining the new contract and services. In addition, she stated that the newsletter was finalized.

Secretary Report- nothing to report

Director’s Report- nothing to report

Committee Reports:
• Clubhouse- Roxy Rock stated that the new bulletin board has been purchased and will be installed.
• Compliance- nothing to report
• Social- Delores Gailey stated that the spaghetti dinner is scheduled for Saturday, February 28, 2015.
• Landscape- Charlotte Duplissey reviewed the work that has been completed throughout the community. In addition she reviewed the tree well project and will provide the additional quotes for the work at the next Board meeting.
• Outreach- nothing to report.
• Long Range- nothing to report.

Managers’ Report-
• LMI: Work Order Reports- Vivian Carvalho recapped the reports that were generated in the system for the Board to review. In addition there were various proposals that she wanted to review with the Board.

Endless Summer was the sauna repair proposal for getting the sauna operational. A motion was made by Sherry Palmer to approve the proposal from Endless Summer for a total amount of $2,181.00. The motion was seconded by Charlotte Duplissey. All in favor, the motion was carried unanimously.

Vivian Carvalho reviewed the proposal from Natural Harmony for pressure washing all the common areas of the community. A motion was made by Sherry Palmer to approve the proposal for a total amount of $1,295.00 for pressure washing all the common areas of the community. The motion was seconded by Randi Polack. All in favor, the motion was carried unanimously.

Vivian Carvalho will follow up with the letters to the unit that needs to address the pressure cleaning of the sidewalks and driveway for building 500, 600, and 800.
Vivian Carvalho provided a report submitted from Spectrum Pools of the recent buildup of leaf debris in the pool deck and causing the drains to be clogged. Brandy Gautney explained part of the problem is the tree dropping leaf debris in the pool deck and to rectify the issue is to either remove the trees and or have additional cleaning completed in the area. Lengthy discussion ensued on this topic.

The Board discussed to add for the month of March & April 8 additional hours for 20.00 hours per week for Natural Harmony to address the tree issue in the community. A motion was made by Sherry Palmer to approve the additional hours. The motioned was seconded by John Newell. All those in favor, the motion was carried unanimously. The item will be revisited in April 2015.

The Board reviewed the Worth Appraising Appraisal report that was submitted for the Association. Vivian Carvalho stated that the next step is to provide the appraisal to Brown & Brown insurance agent to review and provide input of the policy impact. A motion was made by Sherry Palmer to accept the appraisal report. The motion was seconded by Charlotte Duplissey. All those in favor, the motion was carried unanimously.

Andy Weeks requested a status of the SOS Septic doing the work in the community. Vivian Carvalho will follow-up with them accordingly.

Vivian Carvalho reviewed the painting project and establishing a specs for the paintings of the next set of buildings for the community. She will have a scope by the next Board meeting for the Board to consider. The project will then go out to bid in March and bids due back by April and award a company to commence in May 2015.

Old Business:
1. Update of the Roadway Project- Bob Carvin updated on the report that was sent to the Board of the areas in which the Bob with various Board Members identified as critical areas. A subsequent meeting will be scheduled with Jim Emory to review the report and provide a final report to initiate the bidding for the road project.
2. Review & Consideration of ARB Application Form & Process-
   a. Establishing an Architectural Review Committee 
   A motion was made by Sherry Palmer to appoint the Architectural Review Committee to comprise of 3 and not more than 5 members. The committee members that have approved to be in the committee are as follows:
   Jim McKillop
   Ed Farnsworth
   Open Seat
   The motioned was seconded by John Newell. Charlotte Duplissey abstained from voting and the remaining Board Members in favor, the motion was carried. The committee members will reach out to the community for additional volunteers.

1106 Parkside Place- Architectural Review Application
A motion was made by Sherry Palmer to approve the application submitted. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

1607 Parkside Place- Architectural Review Application
A motion was made by Sherry Palmer to approve the application submitted. The motion was seconded by Charlotte Duplissey. All those in favor, the motion was carried unanimously.

105 Parkside Place- Architectural Review Application
A motion was made by Sherry Palmer to deny the application submitted due to incomplete information in the application package. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

Charlotte Duplissey submitted an Architectural Review Application for consideration however since there were items missing to the submittal the Board deferred the approval until next Board Meeting.
3. Discussion on regards to the Garage Door Paint Chipping-
There are 2 set of problems:
The 1st problem is the 2200 buildings garages has been an ongoing issue with paint
and chipping of paint. Need to have an independent painting company that has not
done work to the community to provide a report what is the issue with those
garages as to why the paint is constantly chipping.
The 2nd problem is the garages for building 600 800 1000 that was recently painted
by Green Spin Energy not done correctly and requesting them to be out at the site
to redo the painting on those garages of those buildings.

4. Discussion in regards to the pavers in the pool deck- Vivian Carvalho reviewed the
2 proposals submitted for addressing the drainage in the pool deck area near the
breezeway. Lengthy discussion ensued and the Board requested to have the 2
companies provide a revise proposal to include a French drain in that area. Vivian
will provide the information at the next Board Meeting.

5. Review of the Exterior Maintenance policy- Sherry Palmer reviewed the policy
that was drafted for consideration. Sherry Palmer explained that policy are meant
to clarify the Governing Documents but not to change. It is her opinion that the
Board should consider sending the policy to the attorney for their review. Lengthy
discussion ensued. A motion was made by Sherry Palmer to approve sending the
exterior maintenance policy to the attorney for their review. The motion was
seconded by Charlotte Duplissey. Lengthy discussion ensued on this topic. All
those in favor, the motion was carried unanimously. Sherry Palmer will follow
with the attorney on this item.

New Business:

1. Discussion regarding vehicle parking-
   Sherry Palmer would like to defer the discussion on this item until next Board
   Meeting.
2. Discussion of Paradise Lawns Contract-the discussion on this item will be defer
   until further notice.
BOARD MEETING FEBRUARY 24, 2015 6:30PM CLUBHOUSE OFFICIAL MINUTES, TO BE AS VOTED AND APPROVED AT THE MARCH 24, 2015 MEETING

3. Review of Rent Demand Process- Vivian Carvalho reviewed the process for the rent demand for the Association. Charlotte Duplissey will provide the list of renter to compare with the units that are delinquent and determine if any of those units are being rented which in turn demand the rent to be paid to the Association directly instead the unit owner.

Adjournment-

A motion was made by Sherry Palmer to adjourn the meeting at 9:11 PM. The motion was seconded by Randi Pollack. All those in favor, motion was carried unanimously.