Presentation from Brown & Brown in regards to insurance renewal. Trevor Barone and Karen Sumner were present and provided an overview of the insurance renewal packet per the different quotes that were received for insurance Association Renewal Policy.

Open Forum:
Delores Gailey- She stated that her building will not be painted this year and wanted to know, if a homeowner could contract the painter directly to paint the trim of the windows. Randi Pollack will send an e-blast with the information of the painters so homeowners can communicate directly with them of additional services.

Resident comments:

Call to order:
The meeting was call to order by Randi Pollack at 10:30AM.

Establish a quorum:
Randi Pollack- President (2018)
Donna Gensler- Vice President (2018)
Mike Drushal-Treasurer (2017) (via speakerphone)
John Newell-Secretary (2017)
Bill Burleigh-Director (2018)
Alternate- Vacant (2017)

Approval of Minutes:
1/24/17 Board Meeting

A motion was made by Donna Gensler to approve the January 24, 2017 Board Meeting Minutes as presented. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Officer’s Reports:

President Report – Randi Pollack wanted to share that Ann Parchinski has volunteered to serve on the hearing committee.

A motion was made by Randi Pollack to appoint Ann Parchinski as a hearing committee member for the Association. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.
Vice President Report - Donna Gensler stated there will be a Town Hall Meeting scheduled for Monday, March 13, 2017 at 6:30PM for the homeowners to review any items pertaining to the Association. She encouraged all homeowners to inform their neighbors about the meeting and welcome them to attend.

Treasurer Report -
Financial Report - Mike Drushal reviewed the Treasurer’s Report. A motion was made by Donna Gensler to approve the Financial Statements for the month of January 2017. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Secretary Report - no report

Director Report - no report

Committee Reports:
- Clubhouse Committee- Roxy Rock reported the new fans are in and the clubhouse looks really good.
- Outreach Committee- no report
- Social Committee- Delores Gailey stated that there will be a St. Patrick’s Party on March 12, 2017 at 5:00PM at the clubhouse. She encouraged all homeowners to sign up for the event.
- Architectural Review Committee- Jim McKillop reported that there is a new committee member that has volunteered to be part of the ARC. His name is Ed White. So the Committee consist of 3 members which are as follows: Jim McKillop
  Ed White
  Pam Boklan
- Compliance Committee – Amy Kneesy reported some questions on behalf of the Committee pertaining to the Governing Documents and covenant enforcement issues:
  1. Clarification of vehicles that is a van but is being functioned as a camper in nature.
  2. Clarification of oversize trucks
  3. Clarification when to conduct the inspection of driveway maintenance since the committee conducted the inspection but only an e-blast was sent to the residents. The Board stated that the Association will proceed with violation letters accordingly for driveway maintenance.
4. Discussion of protocol with a new issue brought to management attention and a letter going out before the committee has had the opportunity to review the information. Lengthy discussion ensued on this topic and Board will make sure that the committee is aware of all types of violations prior to noticing going out.

- Landscape Committee- Wallace Berger- provided an overview of the committee report and items that have occurred for the Month of February 2017.

1. Consideration of various landscape proposals- **Wallace Berger** reviewed the 5 new funding requests which consist of (3 plan projects, 1WO, and 1 cleanup day). The proposed funding request consist of the following proposals:
   - ¼ Cleanup ($400)
   - ¾ Cleanup ($1,200)
   - 1400-1600 palms ($1,374) and 2410 stone ($600) equals ($1,974)
   - Pool ($1,800). S. Patrick Entrance ($2,600) equals ($4,400)
   - Total Amount of Funding Request equals = $7,974

A motion was made by Randi Pollack to approve the 5 new funding requests which consist of (3 plan projects, 1WO, and 1 cleanup day) totaling $7,974. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

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. Vivian Carvalho provided an overview of the painting project which notices have been sent to all homeowners in which will have their buildings painted this year as part of the 2017 Painting Project. The timeframe of the project is followed:
  1. Any landscape material such as but not limited to vines, hedges, trees, planters that are either attached to the building or close in proximity of the building will be either trimmed back by 12 inches from the building and or removed entirely from the building. This work will be assigned to Paradise Lawns and the work will be completed by March 3, 2017. The painting project will commence on March 13, 2017 and which the painters will initiate the work first in the community wall of South Patrick Drive and then 1300, 1400, and 1500 building.
Old Business:

1. Update on the Fence Repair- The fence repairs has been completed as of yesterday, February 27, 2017. Publix side still has not been completed and Vivian Carvalho will follow up with them as to the status when the fence will be repaired.

2. Update on the Painting Project for 2017- Vivian Carvalho provided an overview under the managers’ report.

3. Consideration of Proposal from Gault Electric for repair of lamp post near 1700 Building-

   A motion was made by Donna Gensler to approve the proposal from Gault Electric to repair the lamppost near the 1700 Building for a not to exceed amount of $500. The motion was seconded by Bill Burleigh. All those in favor, the motion was carried unanimously.

New Business:

1. Discussion pertaining Amendment to the Governing Documents and Cost Associated with process- Randi Pollack provided an overview of the cost provided from Sonia Bosinger for amendment to the documents.

   A motion was made by Randi Pollack to approve to proceed with amending the Governing Documents pertaining to insurance section only at this time for an amount of $1,500 to $2,000. The motion was seconded by Donna Gensler.

Further Discussion:

Bill Burleigh questioned in regards to amending the Governing Documents in its entirely or doing the insurance provision only. Lengthy discussion ensued on this topic by various Board Members pertaining to Amending the Documents in its entirety versus only the insurance provision at this item. All those in favor, the motion was carried unanimously.

2. Review of preliminary proposal from Brown & Brown Insurance pertaining to Association Policy-
A motion was made by Randi Pollack to proceed with the insurance renewal for the Association for all policies for a not to exceed amount of $126,429.38 and subject to final proposal provided by Brown & Brown insurance Agency pertaining to the coverages and execution by the Board President. The motion was seconded by Donna Gensler. All those in favor, the motion was carried unanimously.

Adjournment-

A motion was made by Randi Pollack to adjourn the meeting at 11:47PM. The motion was seconded by Donna Gensler. All those in favor, motion was carried unanimously. The next meeting is scheduled for March 28, 2017 at 10:00AM.