Open Forum:

Resident comments:

2109 Homeowner commented are there going to be anymore telephone directories. Charlotte Duplissey will print out more to include in the clubhouse for homeowners. In addition, homeowner commented a pipe in the back of building 2300 that is draining into the other side of the pond. Brandy Gautney and Andy Weeks will review and assess the area accordingly.

2105 Homeowner commented on the landscape behind the building full of weeds. Sherry Palmer requested homeowner to fill out an MR to address the landscape issues.

111 Homeowner commented on the trees and debris around the pool deck and reviewed the proposal for the Board to consider for removal of the oak trees and pine trees from the pool deck. Lengthy discussion ensued on this topic. Sherry Palmer requested for this item to be included in next month agenda.

2007 Homeowner commented on her opinion of the removal of the tree and getting clearance from the Indian Harbour Beach prior to removing the trees.

2301 Homeowner commented on her opinion about removal of the trees and the shade that those trees provide which will be lost if they are removed.

1902 Homeowner commented on the rules with the campers in the driveway.

1607 Homeowner will be submitting an Architectural Review Application for installing an eave section on her roof to eliminate the extensive amount of water in her driveway causing to create mold and mildew.

2301 Homeowner requested to address the front entrance with landscaping since it has deteriorated over time. The Board discussed part of the landscape design project is in stage in which the first stage is to address the pool area.
Brandy Gautney- Natural Harmony – wanted to point out to the Board and residents a couple of items pertaining the community.

- There is a disease called White Flies that formalize into palm trees so if homeowners see this stating to occur to inform the Association as soon as possible because they carry from one tree to the next.
- Brandy Gautney reported to the Board with the remaining roof tiles that are left in the storage room to request Seal Tight Roofing to haul away those roof tiles since there will be a dumpster onsite during the demolition stage of the project. Vivian Carvalho will request from Seal Tight Roofing this option.
- Brandy Gautney recommended once the roof is completed to include the inside section of the storage room in the painting project and once the paint is completed she will coordinate with the clubhouse committee of building shelves for that area to organize the various supplies in a neat and attractive condition.

Call to order:
The meeting was call to order by Sherry Palmer at 6:35 PM.

Establish a quorum:
Sherry Palmer (2015)
John Newell (2016)
Randi Pollack (2016)
Andy Weeks (2015)
Mike Drushal (2015)

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

Review & Acceptance of Charlotte Duplissey 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.

Is there any consideration of appointing someone to fulfill Charlotte Duplissey term?
A motion was made by Sherry Palmer to appoint Mike Drushal to fulfill Charlotte Duplissey remaining term. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Randi Pollack would like to resign her position as the Treasurer from the Board.

Is there any consideration of appointing someone for the Treasurer position on the Board?

Randi Pollack motioned to appoint Mike Drushal as the Treasurer on the Board. The motion was seconded by Sherry Palmer. All those in favor, the motion was carried unanimously.

Andy Weeks requested that there is a transition between Randi Pollack and Mike Drushal prior to Mike taking the Treasurer position. Randi Pollack confirmed that she will work with Mike in the next 30 days to insure that he knows all the processes for the Association.

Is there any consideration of appointing someone for the Vice President position on the Board?

Sherry Palmer motioned to appoint Randi Pollack 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 February 24, 2015.

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

Andy Weeks stated that there need to be changes to the January 2015 meeting minutes. Vivian Carvalho will send the document and request the changes to reflect them accordingly.

Officer’s Reports:
Board Meeting March 24, 2015 6:30PM Clubhouse
Official Minutes Approved
At the April 28, 2015 Meeting

President Report – Sherry Palmer thanked Charlotte Dupliissey for all her hard work she has done in the past years to the Board and the community.

Vice President Report- no report

Treasurer Report & Financial Report- Randi Pollack provided an overview of the Financial Statements and the water amounts that have increased over the months. Brandy Gautney will look into the meters and a potential leak that may be causing the increase with the water bill.

Secretary Report- no report

Director’s Report- no report

Committee Reports:
- Clubhouse- Roxy Rock wanted to thank Dolores Gailey for the committee plant donation to the clubhouse area.
- Compliance- Ann Parchinski resigned her position from the compliance committee and Ronna Ellerbeck has volunteered to take over the role of the compliance committee. She stated she is going to keep on top of things for the community and any homeowners that are not adhering to the Governing Documents she will work with Vivian Carvalho to proceed with violations accordingly. A homeowner requested to have Ronna Ellerbeck contract information posted in the website. Randi Pollack will include the information accordingly. In addition, unit 105 Parkside Place has not removed the blue tarp from the roof which the Association will proceed with violations accordingly.
- Social Committee- Dolores Gailey provided an update of the upcoming events and the donation that was done from the social committee to the clubhouse.
- Landscape- no report
- Outreach-no report
- Long Range- Frank Cocoran provided a report of the documents that he submitted to the Board for consideration. The Board will review and provide input to the committee at the next Board Meeting.
Architectural Review Committee- Jim McKillop recapped there were 3 applications for roof replacement submitted and all of them have been approved.

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 that are part of the agenda.
  - Update on the drainage project- The project is scheduled to be completed by Friday 3/27/15 which involves Lake & Wetland Management and Paradise Lawns.
  - Update on the sauna repair- The project is scheduled to be completed by the 1st week of April 2015.
  - Update on the stump grinding project- The project has been completed as of 3/13/15.
  - Update on the clubhouse roof replacement- The project is scheduled to be completed by the 1st week of April 2015.

Vivian Carvalho stated the only project that has been ongoing is with SOS Septic to flush out the drains and replace the grates for those drains.

A motion was made by Sherry Palmer to proceed with Lake & Wetland Management proposal if SOS Septic does not complete the project by 3/27/15. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

Vivian Carvalho will communicate with Joe Harms about the potential of doing the job if SOS Septic does not completed by Friday, 3/27/15.

Old Business:

1. Update of the Roadway Project- Sherry Palmer reviewed her conversation with Jim Emory and the analysis that was provided as requested for patch instead of a 10 feet by 15 feet section of concrete to replace. Sherry Palmer would like a recommendation how to proceed with the road project. Sherry Palmer will work with Vivian Carvalho to approach Jim Emory on a different concept.

2. Review & Consideration of proposals for the garage doors painting issues with building 2200- Vivian Carvalho reviewed the proposal and the scope of service
with the Board. The Board requested that this work be included in the scope of service for the next set of buildings that will be painted for the community.

3. Update on the garage door repainting for building 600, 800, 1000 doors from 2014- Vivian Carvalho stated that most of the doors lower panels has rust in which GreenSpin Energy brought to the Association attention that best route is to replace those panels. Lengthy discussion ensued and the Board requested Vivian Carvalho to follow-up with GreenSpin Energy that they need to come out and redo those garage doors.

4. Discussion in regards to the pavers in the pool deck and proposals for drainage issue in the pool deck- Vivian Carvalho reviewed the proposal submitted for the work. Lengthy discussion ensued on this topic. Sherry Palmer stated she will follow-up with LSP in regards to the proposal for the drainage work.

5. Review & Consideration of proposals for the clubhouse raised bed pertaining to WO#228. Vivian Carvalho reviewed the proposal submitted from Paradise Lawns and Global Greenz for the work. The Board questioned the material that was going to the used for the project. Both companies submitted proposal for pavers/brick to be installed and not timber wood lodge. The Board requested to go back to those companies and request the timber wood lodge for installation. Vivian Carvalho will follow-up accordingly.

New Business:

1. Review the Insurance Binder for the Association effective 3/31/15- Sherry Palmer reviewed the package and inform the residents of her conversation she had with Brown & Brown agent in regards to the increase with premium. Sherry Palmer reviewed the cost for the insurance premium and the difference from last year quote versus this year’s quote. The primary reason for the increase is due to the value of the Association assets increased for the community and in turn impacting the replacement cost for those assets.

   A motion was made by Sherry Palmer to accept the renewal policy quote and proceed with executing the application accordingly. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.
2. Review the scope of service for the painting project for 2015- Vivian Carvalho reviewed the scope of service provided by Sherwin Williams. The Board accepted the scope and requested to confirm and include all areas to be part of the painting project and submit the scope to various painting companies to bid accordingly.

3. Natural Harmony request for additional hours for the entrance sign project- Brandy Gautney reported that she was able to finish the entrance sign project and does not need additional hours for the project.

4. Discussion in regards to the check signing process- Sherry Palmer reviewed the current process and there is a delay of vendors getting paid. Lengthy discussion ensued on this topic.

   A motion was made by Sherry Palmer to proceed with Leland Management, Inc. sending the batch of checks to the President & Treasurer to review prior to payment being dispersed and having Leland Management, Inc. be signer in the account. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

5. Review & Consideration of appointing a Board Member to fulfill the open seat- This item was addressed in the beginning of the meeting.

6. Review Paradise Lawns proposal for the battery operated controllers- Andy Weeks provided a summary of this item.

   A motion was made by Sherry Palmer to proceed with the Paradise Lawns proposal for a total amount of $1,216.30 to upgrade the irrigation system to electrical lines for buildings 300A, 1000, 1100 instead of battery operated irrigation system. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

7. Discussion in regards to revitalizing the Governing Documents- Mike Boyle and John Newell is working on this project and the draft to propose for the Board will be completed by April’s meeting. Lengthy discussion ensued on this topic.
8. Discussion in regards to sod options for the community-
Sherry Palmer requested Paradise Lawns go through the property and provide an
assessment of community wide sod replacement and the areas that will never get
sod replaced prior to the next Board Meeting.

9. Review & Discussion in regards to the pond erosion problem behind building
2300- Vivian Carvalho reviewed the proposal submitted from Lake & Wetland
Management for the work. Lengthy discussion ensued on this topic. The Board
requested additional proposal to review prior to the next Board meeting.

Adjournment-

A motion was made by Sherry Palmer to adjourn the meeting at 9:14 PM. The motion
was seconded by John Newell. All those in favor, motion was carried unanimously.