Open Forum:

Resident comments:

Homeowner commented on the MR process and requested if the Board would consider posting the work order report on the bulletin board and on the website. The Board agreed and will have the information starting after the meeting tonight.

Homeowner commented on the sod issues throughout the community.

There will be a walk tomorrow morning with Paradise Lawns in which Roxy Rock and Ronna Ellerbeck will attend on behalf of the Association to address the sod issues throughout the community. Sherry Palmer will let Paradise Lawns know of the resident attending the walkthrough.

Homeowner discussed the palm fronds that were left in the Eau Gallie entrance pad. The Board requested Natural Harmony to follow-up on this item and remove the fronds accordingly behind the 2400 Building.

Call to order:
The meeting was called to order by Sherry Palmer at 6:57 PM.

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

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 April 28, 2015

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

Officer’s Reports:

President Report – Sherry Palmer announced that Elizabeth Tucker passed away this week. May the thoughts and prayers be with her and her family.

Vice President Report- Randi Pollack wanted to thank Roxy Rock and John Newell for putting the newsletter together they did a wonderful job.


Secretary Report- no report

Director’s Report- no report

Committee Reports:

- Compliance- Ronna Ellerbeck provided an overview of the violations opened in the community. In addition unit 2111 Parkside Place has not complied with the violation and requested management to send 2nd notice of violation for that unit. Lastly there are various open violations that should be closed into the system that she will follow-up with Vivian Carvalho accordingly.
- Social Committee- Dolores Gailey had no report.
- Landscape- no report
- Clubhouse- Roxy Rock provided an overview of the A/c unit in the community and the fact that is starting to fail. Vivian Carvalho commented that she is working with Brandy in getting these items addressed and pricing for duck work and a new unit. She will have proposals for the Board to review at the next Board Meeting.
- Outreach- no report.
- Long Range- no report
Architectural Review Committee - Jim McKillop recapped there were 5 requests submitted last month and 4 were approved and 1 was sent back due additional information requested.

Managers’ Report-

- LMI: Work Order Reports- Vivian Carvalho recapped the reports that were generated in the system for the Board to review.
  - Update on Lake & Wetland drains and (grills)- Completed
    Andy Weeks commented on the 2400 Building area in which recently was completed for the drainage work and still needs to be addressed with Paradise Lawns and Lake & Wetland. Vivian Carvalho will follow-up on this item.
  - Update on Lake & Wetland pond erosion project- Work-in-Progress
    Lengthy discussion ensued on the process of installing the rocks and utilizing the existing mesh in the pond bank.

    A motion was made by Sherry Palmer to approve a not to exceed amount of $1,000 for additional hours for Lake & Wetland to perform the necessary work to utilize the existing mesh prior to installing the rocks. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

  - Update on Paradise Lawns replacing the battery irrigation timers- Completed
  - Updated on the clubhouse roof replacement- May 18, 2015 commencing date. Vivian Carvalho discussed there will be a change order to the project since there was some rotten fascia discovered when removing the old soffit. Upon receipt of the information she will provide to the Board.

  - Update on the GreenSpin Energy Redo the Garages in 600, 800, and 1000 Bldgs.- Vivian Carvalho stated that the company has not addressed the garage doors since they wanted to know the outcome of the RFP for painting of the next set of buildings. Sherry Palmer stated she will follow-up with GreenSpin Energy for an update on this item.

  - Update on the fence along Eau Gallie Entrance. The work is completed.

  - Update on the Sauna Repair.- Completed per the part that was Endless Summer responsibility. Brandy will follow-up with Gault Electric in the electrical work remaining to be completed.

  - Update on the Reserve Study Report. Work-in-Progress. Will most likely have a draft for the Board to review at the June’s meeting.
BOARD MEETING MAY 26, 2015 6:30PM CLUBHOUSE
OFFICIAL MINUTES, APPROVED
AT THE JUNE 23, 2015 MEETING

- Update on the Year End Report.- Completed. The Board deferred the acceptance of the reports until next month meeting.

- Update on the lamppost at the North pond of property.- work-in-progress. Brandy will follow-up on the status of the lamp post order.

- Update on the Clubhouse raised bed- WO #228- Vivian Carvalho stated the Board approved the work however she requested Paradise Lawns to defer the starting of the project until the roof project was completed.

Old Business:
1. Update of the Roadway Project- Sherry Palmer and John Newell provided an overview of the recent walkthrough. Vivian Carvalho will follow-up with Jim Emory on the status of the revived report and findings of areas that needs to be addressed in the community.

2. 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. Sherry Palmer stated that she had scheduled to meet with a representative from LSP in which they never showed up for the appointment. Sherry Palmer requested them not to be utilized for the work.

3. Discussion in regards to revitalizing the Governing Documents and getting proposal for the project- Vivian Carvalho stated that this is a requirement per the MRTA Statutes of preserving the Governing Documents. A motion was made by Sherry Palmer to proceed in getting 3 proposals for the work. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.

4. Review & Consideration of Documents Review Report- A motion was made by Mike Drushal to acknowledge the receipt of report. The motion was seconded by Sherry Palmer. All those in favor the motion was carried unanimously.

A motion was made by Andy Weeks to approve the report and the findings included in the report. The motion was seconded by Randi Pollack. Lengthy discussion ensued on this topic.
5. Discussion in regards to Sod options for the community. This item was deferred until next meeting.

6. Review & Consideration of the 2 finalist paint companies bid for the painting project for 2015.
   A motion was made by Sherry Palmer to approve the proposal from Vice Painting, LLC for a total amount for the project of a not-to-exceed amount of $29,145.00. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously.

7. Discussion in regards to Natural Harmony allotted weekly hours from 20-12- The Board discussed this item at length. A motion was made by Sherry Palmer to approve 2 additional months for Natural Harmony to have 20 hours per week. The motion was seconded by John Newell. All those in favor, motion was carried unanimously.

8. Update on the driveways violation notices for buildings 500/600/800- Ronna Ellerbeck is working on this item with Manager for follow-up

9. Review & Consider the Revised Vehicle Policy-

   A motion was made by Andy Weeks to approve the amendment to the vehicle policy. The motion was seconded by Randi Pollack
   1 Opposed
   Sherry Palmer
   4 In Favor
   Andy Weeks, Randi Pollack, John Newell, Mike Drushal
   The motion was carried.
10. Review & Consider the Revised Exterior Maintenance Policy

   A motion was made by Andy Weeks to approve the exterior maintenance policy. The motion was seconded by Randi Pollack.

   1 Opposed
   Sherry Palmer

   4 In Favor
   Andy Weeks, Randi Pollack, John Newell, Mike Drushal

   The motion was carried.

New Business:

1. Review & Consideration of Paradise Lawns proposal for palm trimming - Vivian Carvalho will follow-up on the amount of trees and request them to mark the trees and confirm the price. Sherry Palmer stated that she believes the price per tree last year was in the range of $15.00 - $18.00 per palm tree. The Board want to proceed with the project prior to hurricane season. A motion was made by Mike Drushal to approve a not to exceed amount of $6,300 for the palm tree trimming project and award to a company with the best pricing for the work. The motion was seconded by John Newell. All those in favor, the motion was carried unanimously.

   A Board member inquired can the Association go through the year without having this work completed. Vivian Carvalho will follow-up on this item.

2. Review & Consider homeowner covenant enforcement waiver request - Sherry Palmer reviewed the letter that was submitted. Lengthy discussion ensued on this topic. A motion was made by Sherry Palmer to approve the waiver request due to the circumstances. There was no second the motion failed. Sherry Palmer emphasized if there is not a committee established the Association will need to send the information to the attorney. Sherry Palmer requested if there are any members from the audience that would be interested in serving in the committee. A motion was made by Sherry Palmer to approve the following hearing committee members. The motion was seconded Andy Weeks. All those in favor, the motion was carried unanimously.

   Roxy Rock
   Chuck Castrina
Ronna Ellerback
Vivian Carvalho will work with Hearing Committee members to schedule the 1st Hearing to review the request from this homeowner.

3. Discussion in regards to notice requirement for Pooling Reserves- Andy Weeks requested this item to be included on the Agenda. Sherry Palmer explained that this item will be address part of the reserve study and in turn prior to the next Budget cycle for the community. Lengthy discussion ensued on this topic. There was no action necessary at this time on this item.

Adjournment-

A motion was made by Sherry Palmer to adjourn the meeting at 8:38 PM. The motion was seconded by John Newell. All those in favor, motion was carried unanimously.