Open Forum:

Resident comments:

907- Homeowner commented for the record his demeanor when the tree was cut down in the front of his unit. He extended his apology to one of the Board members for his behavior and action. He wanted some clarification of the tree that was cut down. Lengthy discussion ensued on this topic. Sherry Palmer read the letter provided from Paradise Lawns about this matter.

2404- Homeowner commented her experience on the removal of the trees in her unit. Sherry Palmer stated the carrot root tree is an invasive type of tree that needed to be removed and the Board at the last meeting agreed to remove all of the carrot root tree(s) within the community.

Call to order:
The meeting was call to order by Sherry Palmer at 6:59PM.

Establish a quorum:

- Sherry Palmer (2015)
- Charlotte Duplissey (2015)
- Bob Carvin (2014)
- Randi Pollack (2014) (via speaker phone)
- Andy Weeks (2014) present on behalf of Ed White (2014)

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 July 23, 2014.

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.
Financial report: The Board reviewed the Financial Statements for July 2014. Bob Carvin provided an overview of the balance sheet. Bob Carvin is recommending to move the funds from Bank of America account to the BB&T account and have a specific tracking mechanism for the 3 accounts within Bank of America.

A motion was made by Bob Carvin to proceed with closing the Bank of America account and transferring all the funds to the BB&T account. The motion was seconded by Sherry Palmer. All those in favor, motion was carried unanimously.

Charlotte Duplissey commented about the process with signing of the checks. Bob Carvin also commented on the reserve accounts and reported the findings of the reserve accounts. He recapped the various expenses in the reserve account from the previous Board.

A motion was made by Sherry Palmer to approve the Financial Statements for July 2014. The motion was seconded by Charlotte Duplissey. All those in favor, the motion was carried unanimously.

Officer’s Reports:
President- Sherry Palmer commented about the peacock removal by animal control that she requested and provided this information to the members due to the recent rumors in the community about this item.
Vice President- no report
Treasurer- no further report
Secretary- no report
Committee Reports:
- Compliance- The compliance chairperson discussed about the parking issues in the community. Proposed additional parking to allocate throughout the community within reasonable timeframe. Lengthy discussion ensued on this topic. The Board suggested the compliance chairperson to utilize discretion when assessing the issue with parking. The compliance chairperson also reported speed issue throughout the community. Andy Weeks commented about a shutter violation in the community. Lengthy discussion ensued and Randi Pollack clarified that in the Governing Documents there are no prohibitions against leaving shutters closed.
Social- Dolores is not present to provide a report but a homeowner on her behalf stated the October Fest is going to be the first event for the community for the year. The committee is working on the event and will report back the recommendations to the Board.

Landscape- Chairperson provided a report for trimming of all the palm trees and extending the rain gutters proposals.  

A motion was made by Sherry Palmer to proceed with the sabal and queen palm trees trimming including seed pod removal proposal for a total amount of $5,296.50 with Paradise Lawns. The motion was seconded by Andy Weeks. All those in favor, the motion was carried unanimously.  

There were 2 proposals received for the rain gutter downspout matter in the units facing the pond. Lengthy discussion ensued on this topic.  

A motion was made by Sherry Palmer to proceed with a not-to-exceed $3,500.00 to mitigate the problem behind 2100-2300 downspout and proceed with a vendor upon review and recommendation by American Pump representative. The motion was seconded by Randi Pollack. All those in favor, the motion was carried unanimously. Cheryl Hall will coordinate the meeting with Sherry Palmer and American Pump onsite to address this item.

Clubhouse- Chairperson discussed about the cleaning of the clubhouse twice a months and deep cleaning of the clubhouse completed twice a year. Sherry Palmer requested to purchase of a vacuum for the clubhouse. Cheryl Hall will follow-up with the maintenance vendor that the work is being completed in the clubhouse since it is part of the scope of service and proceed with purchasing a vacuum. Lengthy discussion ensued on the painting of the clubhouse and when the clubhouse according to the reserve study is scheduled to be completed. Randi Pollock commented that the clubhouse painting is not schedule to be completed until 2017. Vivian Carvalho recapped the recent information that she reviewed with GreenSpin Energy upon the Board request with the painting project. The painting of the pool wall and railings was not included in the original scope of service.  

A motion was made by Sherry Palmer to proceed with painting the railings and the perimeter walls of the pool for a not-to-exceed $2,000 amount with the painting company.
Lengthy discussion ensued in regards to the maintenance of the bocce court. Sherry Palmer requested that this item be included in the next month agenda

- Outreach - no report

- Long Range Planning - Committee provided an update of the Budget number what is feasible and not feasible. Box to install in the clubhouse area for suggestions. Cheryl Hall needs to follow-up on the status of ordering the box. Sherry Palmer addressed the committee about the estimated life expectancy in the roof of the clubhouse.

Old Business

1. Pest Control Outside (March) - Sherry Palmer reported that she had received earlier a report of the recent proposals from Apex. She will circulate the information to the Board.

2. Emory Roadway Report (March) - Bob Carvin reported that he expects to be able to receive and circulate this report within the next 10 days.

3. Police Patrols (April) - Sherry Palmer informed the Board that she had sent a letter to IHBPB about patrolling the community. Lengthy discussion ensued. A homeowner commented that they noticed more patrolling happening in the community. Andy Weeks will include in the agenda for next month the potential of hiring off duty sheriffs to the community.

4. 100 Bldg Landscaping (May) - It was noted that the project had been approved but will continue to be deferred pending availability of funds.

5. Brighthouse / CCG contract (May) - Randi Pollack noted that it will be a few more months before we can expect an update from CCG.

6. Street Striping:

   6a. @ stop signs
A motion was made by Sherry Palmer to proceed with the painting the white lines at all stop signs. The motion was seconded by Andy Weeks. Lengthy discussion ensued.

3 In favor (Sherry Palmer, Andy Weeks, Randi Pollack)
2 Opposed (Charlotte Duplissey and Bob Carvin)
Motion is carried.

6b. turn lane arrows and center line @ S. Patrick
A motion was made by Sherry Palmer to proceed with the painting this center line and turn arrows. The motion was seconded by Andy Weeks. Lengthy discussion ensued.

2 In favor (Sherry Palmer, Andy Weeks,)
3 Opposed (Charlotte Duplissey, Randy Pollack, Bob Carvin)
Motion not carried.

No Parking signs: remove 2
A motion was made by Charlotte Duplissey to remove the 2 no parking signs adjacent by FP&L area. The motion was seconded by Sherry Palmer.

1 In favor (Charlotte Duplissey)
4 Opposed (Sherry Palmer, Bob Carvin, Andy Weeks, Randi Pollack)
Motion not carried.

7. Reserve Accounts Definitions / Gary@LMI
Vivian Carvalho recapped her discussion with Gary Van der laan on this matter and the Board consensus was to proceed with getting the opinion by the Association attorney on the subject matter if the requirement of the vote from the Board would suffice or would require approval by the members of the Association.

8. MR Review Open Items Deferred to BOD
The Board reviewed at length the Open items deferred to the BOD and requested Vivian Carvalho to close the work orders that have been completed or scheduled to be completed.

9. Irrigation Phase 3 Progress Report- Charlotte Duplissey provided an update on the progress irrigation report from Paradise Lawns during her Committee report.
10. Pond Downspout Extensions Bids- The Board reviewed this item under the landscape committee report.

11. Painting Project Update- The Board reviewed this item under the clubhouse committee report.

12. Tall Palm Trimming and Seed Pod Removal; dead palm removal- The Board reviewed this item under the landscape committee report.

13. Tree Trimming Report Update $7900 / Stumps? The Board reviewed this item under the homeowners open forum.

New Business:

1. Posting Minutes Procedure (No Forum notes?)- Deferred the discussion until next Board Meeting.

2. Culvert @ 301/502- Deferred the discussion until next Board Meeting.

The next Board meeting is the 4th Tuesday of the month, September 23, 2014 at 6:30PM at the Clubhouse.

Adjournment

A motion was made by Sherry Palmer to adjourn the meeting at 9:18PM. The motion was seconded by Bob Carvin. All those in favor, motion was carried unanimously.