

Minutes

HOA Special Meeting		
7.14.2014	7:00 P.M.	Civic Center
Meeting called by	HOA Meeting - Called to order at 7:10 p.m. by Laurel Bennett	
Type of meeting	Regular monthly HOA Board Meeting	
Facilitator	Laurel Bennett	
Note taker	Isabel Sulsona	
Timekeeper	none	
Attendees	Phil Steinberg, Laurel Bennett, Gina Burk, Troy Siegal Absent: Dick Gillikin, Chris Walker, and James Binns	
Discussions	Finances, New Board Members, Critter Control, Lake Issues, Code Enforcement policies	
<p>Minutes of June Meeting were read by Laurel and approved by all at 7:16 P.M.</p> <p>Finances: Laurel Bennett read the financial report, discussed operating balance of \$19,115.56 at CenterState (previously known as Gulfstream) and Reserves of \$ 13,436.91 at First United for a total amount of \$ 32,552.47</p> <p>Collection, Lawyer fees and Assessment Status . We have received the final bill of \$600.00 from the attorney, for a client that they claim we were never billed for, in 2012. We were assured that this is the end of their billing, unless they are used in the future. We will only use the attorneys if the collection agency fails and they have their own attorneys. Additionally, we received a check, from a sale of a house, that did include past due fees. ARI has been fruitful but there is a question as to owns 149 Roycourt, the Green Tree Services or Chase. Request was made that Laurel call them to see who actual owner is, as on PAPA it shows that the previous owner still has title to it.</p> <p>Board Members: Laurel read our Bylaws, Article VII, Sect. 1D) in which it states: we can “declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular board meetings.” Because we have had 2 board members who are ill and have missed many meetings, the VP and President position was defined vacant. The board moved to replace Dick with Phil and Chris with Gina. Laurel asked if they would accept the position and they did. She made the motion, Gina seconded and all approved. Additionally, Isabel Sulsona was nominated for Secretary, she accepted the position, the motion was made and it carried. Then, Victor Jahns accepted a Director position. We will send letters to Dick Gillikin and Chris Walker regarding their removal from the board and wishing them well. The board has at least one more person who has expressed interest in becoming a board member. It was brought up in discussion, that the normal elections are held in January and all will hold their positions until re-election time. An attendee offered to bring in Tony A. to present crime info next meeting.</p> <p>Lake issues were discussed. Algae is an ongoing issue and lake front property owners have been raking the lake to remove clumps of algae. Some ideas were discussed for trying to alleviate the problem. Among the ideas were thoughts of dredging the lake and building retaining walls around all the lake front property to stop the erosion. Another big problem on the lake is the non indigenous catfish which burrow under the land and cause it to erode. A motion was made by Troy and seconded by Gina to look into Pacific Legal Foundation to represent us in lawsuit against the Village.</p> <p>Code enforcement is being done by the Village. We will request a member of code enforcement to come to the next meeting to answer questions regarding violations and how they collect fines.</p> <p>Raccoons have become a big health hazard. Motion was made by Laurel and seconded by Troy to get 2 bids (one from Critter Control) to present at our next meeting.</p>		
Action Items - Critter Control, Call PLF, Code Enforcement explanations		