

16-June-2011

Board Meeting

Board Members in Attendance:

- Secretary-Cyndi Avender;
- President-Bob McConnell;
- Vice President-Tim Sullivan;
- Director-Drew Barthle

Other Non-Board members in attendance:

- John Avender;
- Jay Dunn;
- Al Causey;
- Jay Miller;
- Arc Committee Chair - Sandi Shea

Meeting Called to Order: 6:58PM

Agenda

- Visitors to Board meeting – asked if they needed to add anything to agenda - all declined

Approval of Minutes

- 4/7 Board Meeting- Approved
- 4/21 General Attendance Meeting-Approved
- 5/16 Board Meeting-Approved

Old Business

- Money – Greg (not available)
 - New supply of checks-approved for the purchase-Bob approved during the month, Board unanimous in agreement to purchase new checks
 - New date stickers for GAM Sign – Bob- \$12, board agrees to purchase
 - Bob - website states 2nd half dues 8/1. 2012 should be changed to July 1
- Concrete Repair – Swimsapes cleanup complete? Tim – completed. Bill \$190. Invoice will be sent to Tim. Work was more than requested. Tim suggests we add sod to complete and hold the dirt. Board to approve \$35 for sod. Request Lawn care contractor to apply, if not neighborhood volunteers Tim and Bob to complete
- Landscaping Contractor – Tim – project is being completed week by week. Bill to be sent to PO Box
- Fence financing proposal for GAM – Drew – proposal will be presented at GAM. No new issues. Each month we will update as needed.

New Business

- Gate Repairs – Sandi receiving many calls for help. During the day, Sandi Shea is the contact. During the evenings, Tim Sullivan is the contact. Weekend contact is Al Causey. We are charged \$140 each time maintenance man comes out. Should we invest in sign for the call box stating “contact information” if there are problems? Costs for replacing operating system with pad can be as much as \$4000 per gate. Costs for replacing memory chip and board = \$1800.
 - Long Term solution? Continue with volunteers to answer all the repair calls? Place information on website with times and availability of volunteers’ first names only.
 - When volunteers are answering calls, suggest call repair man? Add sign about the repair man? Add sign with contact numbers on it?
 - Tim to be the contact to Gate Masters. Sign not needed because most people know to contact Sandi or Tim.
 - Too many in neighborhood know how to reset gate, which resets a LOCKOUT mode on gate and can cause other problems. Tim to contact Gate Masters and follow up.
 - Bring up issue at GAM for community vote to replace/repair
 - Frustration from homeowners not able to enter the gate, waiting 15 minutes for someone to reset the gate, power out,
 - Place lock on the panel, let all neighborhood owners police themselves, snail mail all homeowners directions for lock and how to reset (need weather proof lock with combo)
 - \$20 for sturdy master lock – Board approved
- Displaying Flags on Homes – technically NOT an HOA Board Issue – No design standards for flags; nothing in Bylaws regarding (fencing, roofing has standards)
 - Bylaws do not have statements regarding
 - Tim – changes to homes are required to be submitted for approval.
 - recommendation for AC to adopt standards for displaying flags (seasonal flags, holiday flags, Florida State flag, other state flag, etc) – other than U.S. Flag (codes, recommendations, standards from Florida and U.S. about displaying American Flags)
 - Architectural Committee should address the issue prior to having a complaint
 - Sandi - Attaching a flag is an “Addition to the home” and must be approved
 - Example: “Recommendation of AC is...” following U.S. Government directions for proper lighting of American Flag or taking it down every night.
 - Flag etiquette regarding displays on website
 - Bring up at GAM as a presentation about proper U.S. Flag presentation
 - Homeowner to send out educational information
 - Vote: As Board of directors, the recommendation for appropriate flying of U.S. Flags. Vote is Tied (Tim and Drew FOR; Cyndi and Bob AGAINST). Vote again at next board meeting when all board members are present.
- Pressure wash west side entrance fence – Tim has a pressure washer to loan to Bob.
- Architectural Committee 2012 – question about election in November from previous meeting

- Bob interprets the bylaws to mean that the 2012 Board can elect the next AC, there is not election, by holding an election 2011 Board determines 2012 AC? How does 2011 Board handle the 2011 AC?
- Tim agrees with Bob's interpretation. Current Board should stick to the Bylaws and leave the decision to the new Board. At the end of our term, we state the next committee will be chosen by the next Board (the discretion of the 2012 president)
- Drew – Board can decide the AC to be placed on the election ballot. Community would be voting, so it would not be the Board electing 2012 AC but the community. Then 2012 board COULD revote in January if they wanted a different AC.
- Sandi – November GAM – request who's *interested* in the AC??
- Deed Restrictions – Article VII – Section 4
 - "...the arch committee shall thereafter exist as a committee of the Association under the control of the Association's Board of Directors."
- Bylaw Section 7.2
 - "(The President shall have)...the power to appoint committees from among the members as such time as he/she may, in his/her discretion, determine appropriate to assist in the conduct of the affairs of the Association."
- Discussed - Current Board decision to do nothing

Next Meeting to be determined by Bob

Round Table

- Tim - nothing
- Cyndi - nothing
- Drew -nothing
- Al-nothing
- Jay-nothing
- Sandi-nothing
- John-nothing

7:52PM Meeting adjourned