



### **Highlights of January 11<sup>th</sup> 2016 Board Meeting**

The meeting was called to order at 1.00 p.m. Directors present were Marlene Winchester, Frank Ferreri, Bonnie Baisley and Judy Michel.

### **DIRECTORS' REPORTS**

**President Marlene Winchester** first introduced and welcomed Judy Michel to the Board in the capacity of Director at Large.

Marlene reported that all bills were paid and up to date and that she was still waiting for the year end Bank Statements from BB&T.

Marlene stressed to owners that if it is necessary for their guests to park on the street, they should please ensure that they do not park on any portion of the grass. Our pop-up sprinkler heads are very close to the edge of the lawns and will break if a car parks or drives on top of them. This becomes very costly, as Frank Ferreri will verify. It is essential that these unnecessary costs are not incurred if we are to avoid an increase in our Maintenance Fees, so all owners are asked to cooperate.

Several units have been sold since our November Board Meeting. If new owners have not yet been welcomed it is because we do not know that they have moved in. Would any new owners please contact Marlene to arrange for their HOA payment plan. Meanwhile, Judy Michel will be calling on new owners shortly.

**Vice President, Director of Roads & Grounds, Frank Ferreri**, also addressed the high cost of replacing the sprinkler heads on our lawns. Our sprinkler heads are 30 years old and become a problem when they are driven over. If we find that owners or guests continue to park on the grass the owner of the unit will be billed for parts and manpower.

Frank thanked Joan McArdle for organizing an excellent Christmas party which was enjoyed by all.

Frank noted that only one permanent owner had helped on November 28<sup>th</sup> with the Christmas decorations and that all the other helpers were snowbirds. He thanked Muriel and Gary Lavallie in particular for removing and putting away all the decorations after Christmas; their contributions were much appreciated.

Motion by Frank was made to not schedule Board Meetings for June, July, August and December. However, Newsletters would be circulated in mid-summer and December. Non scheduled interim Board Meetings will be held on an as-needed basis. The motion was carried.

Motion was also made by Frank to accept the Pert painting contract for 2016 (Bldgs. #15, 16, 23, 24, 25 and 26.) These buildings were painted in 2009. The motion was carried.

Owners are reminded that while Nick Alemaghides has health issues any owner with questions relating to buildings should please call our dedicated telephone number – 727-808-2101, while continuing to submit a written Work Request and, please, not call Nick at his home number.

**For Secretary/Treasurer**, Marlene noted that Claire was getting the mailing ready for the Annual Meeting in February. *She stressed that it is very important for all owners to vote, either by Proxy or in person at the Ballot held during the Annual Meeting.*

*We must have sufficient votes to constitute a quorum; otherwise it will be necessary to hold another meeting incurring unnecessary work and expense.*

Marlene said that we would contact our attorney to see if the annual meeting packet could be e-mailed.

**Director of Clubhouse, Bonnie Baisley**, reported that all work on the Rest Rooms has been completed. Bonnie also noted that a new cleaning lady will be starting on January 13<sup>th</sup>. Nothing appears to be needed in the coming year related to the Clubhouse.

**Director at Large, Judy Michel**, reported that she had called upon four new owners to welcome them. Two other new owners have not yet moved in.

**For Director of Buildings & Architecture**, Marlene reported on the buildings that need major repairs. They are 30 years old, as is our irrigation system. End units of several buildings on the west side of Big Loop were built by a different contractor and the wrong boards were used; Hardy Boards need to be introduced.

**Gary Lavallie, reporting for Director of Pool**, said that everything regarding the running of the pool was satisfactory.

**Any Other Business:** Marlene Winchester brought up the possibility of a dual appointment for a Board position. This is another item which needs to go before our attorney so could not be finalized at the meeting.

**Public Participation** Three owners had requests which were duly noted and acted upon later by the Board.

**The next Board Meeting** will be our Annual Meeting to be held at the Asbury Methodist Church, Thys Road, New Port Richey, on February 8<sup>th</sup> 2016 at 1.00 p.m.

Owners are asked to attend if at all possible. Notwithstanding, ***it is extremely important that every Owner Votes ! - whether in person or by Proxy. If insufficient votes are received it will necessitate the holding, organizing and cost of another Board Meeting.***

## DATES TO REMEMBER

### GOOD NEWS – A PIZZA PARTY!

Just in time for the February doldrums! Joan will be holding a Pizza Party on **Friday, February 12<sup>th</sup> in the Clubhouse at 5.30 p.m.**

**Sign up sheet with details will be posted in the Clubhouse area at the end of January. \$5 per owner (or coupon).**

**RECYCLING DATES: 2<sup>nd</sup> and 4th Wednesday** of each month – put out containers the night before. Remember – No more Bluebags.

**January 26<sup>th</sup>  
February 10<sup>th</sup>  
February 24th**

### TRASH COLLECTION

**Every Thursday and Monday** – Put your container on your curb the night before and kindly remove within 24 hours.

**We look forward to seeing you at the Annual Board Meeting.**

*P.S: Don't forget to VOTE!*

Board of Directors