



HIGHLIGHTS OF THE JANUARY 12, 2015 BOARD MEETING

The meeting was called to order a 1.00 p.m. in the Clubhouse. Directors present: Marlene Winchester, Claire Phillips, Nick Alemaghides, Bonnie Baisley, Ron Jazwa and Frankie Rambo.

The Minutes of the December 8th Board Meeting and the Minutes of the Special Board Meeting of November 25th to discuss proposed amendments to our Documents were both approved. Proposed by Frankie Rambo; seconded by Bonnie Baisley.

DIRECTORS' REPORTS

President Marlene gave an update on our four Foreclosed units.

Marlene said that she still sees cars being parked on the verges of our lawns, so we must alert owners, by virtue of this Newsletter that, regretfully, owners could be held responsible for the repair or replacement of sprinklers that are damaged by cars allowed to remain on their lawns. Owners, please be aware that these sprinklers are located very close to the edges of all our lawns, and be on the alert if you see anyone parked on them. Thankyou.

Secretary/Treasurer, Claire reported our end of December bank balances as follows: *Operating Account* \$54,377.58; *Special Projects* \$13,503.30 and *Reserve Account* \$8,460.14. Claire said that the HOA

Coupon Books for 2015 had been delivered on time and documentation was now being prepared for the Annual Meeting on

February 9th. Owners are asked to please cast their votes so that sufficient votes are made to meet the legal minimum requirement. This year owners will be voting on (1) the re-election of four Directors (2) the 2015 Budget and (3) approval of the proposed Amendments to our Documents.

And, finally, the 2015 Homeowners' Directory should be completed by the end of February.

Director of Buildings & Architecture, Nick said that the work schedule was up to date. Outside Painting will begin on January 19th with Bldg. 19, followed by Bldg. 22. Regarding Roofing, all of our buildings now have warrantied GAF shingles, which includes labor in the event of any leakages. If a roof leak does occur owners should call Don Faunce of S.C. ROOFING at (1) 353-428-1158, who will have the leak attended to promptly. A Work Request should also be completed and put in our blue box so that Nick is made aware of the issue.

Director of Clubhouse, Bonnie said that the new bookcases were installed in the Clubhouse. She is in the process of hiring a new cleaning lady. Otherwise everything is in good order.

Director of Pool, Ron reported that all was well in the pool area, but he wished to stress that the chairs in the seating area around the tables are rapidly deteriorating and need replacement. It was agreed that the current chairs had been very inexpensive and should be replaced with a better quality and a more durable color. Ron will research replacements.

Director at Large, Frankie had welcomed one new owner.

PUBLIC PARTICIPATION

Owners received confirmation that the venue for the February 9th Annual Meeting would again be the Asbury Methodist Church on Thys Road, at 1.00 p.m.

Another owner questioned what action would be taken about a rusted mail box on Slippery Rock, but this matter will need to wait until the Director of Roads and Grounds returns from his current trip.

Notes:

****This Newsletter, apart from being popular, is a very useful instrument for the Board to keep you up to date with whatever is happening in your community, so we are going to try to have home deliveries made again to those who cannot receive them by email.**

A few of our previous deliverers have left us, so we need volunteers to make this happen. Will anyone who can spare about an hour once a month please let us know. Either put a note in the blue box or call Claire at 727-264-7417. Thank you.

****Be on the lookout for your information about our Annual Meeting on February 9th at the Asbury Methodist Church on Thys Road and *please* cast your votes for the three items listed. Your votes are very important and necessary.**

****We want to make sure that any owner who needs to replace the **Coach Lamp at their garage entrance** does so only with the following model:**

Hampton Bay Lamp
SKU# 433-659

This is obtainable from the Home Depot for an approximate cost of \$40. Be aware that if a different model of coach lamp is installed you will be asked to replace it with the above mentioned.

****The Christmas decorations were taken down with the willing and able assistance of Roger Meriano – thank you so much Roger, even if you did not want this mention!**

****Lastly, an apology for a typo in last month's issue, whereby the wrong dates were given for recycling - *Sorry!***

The easiest way to remember is:
Recycling is on the **SECOND and FOURTH WEDNESDAY of each month.** Put your recycling out (preferably in a container) the night before, as the pick up is usually quite early on the Wednesday morning. The next recycling dates are:

January 14th

January 28th

February 11th

We very much hope to see you at the Annual Meeting on February 9th.

Board of Directors