



Highlights of April 13th, 2015 Board Meeting

The meeting was called to order at 1.00 p.m. All Directors were present except for Nick Alemaghides and Bonnie Baisley. The Minutes of the March 9, 2015 Board Meeting were approved.

DIRECTORS' REPORTS

President Marlene opened by emphasizing once again that owners should not call board members on their private home telephone numbers. All calls should be made via the Briar Patch direct line which was especially opened for this purpose, the number of which is as shown in the current red Homeowners' Directory, i.e., **727-808-2101**. Even so, telephone calls should only be made if completing a Work Request will not suffice. All legitimate calls will be responded to promptly.

Marlene gave an update on unit sales within the community:

- 20.6, 6428 Cabbage Lane has been sold to Sonia Gallagher.
- 17.4, 6535 Remus Drive has been sold to Terry & Louise Howes.
- 17.5, 6537 Remus Drive has been sold to Don Arthur Willman.
- 28.3, 4533 Glen Hollow, has been sold to Jack Vernon.
- 25.4, 6432 Thicket Trail, has been sold to Luis & Hilda Serrano.
- 8.4, 4514 Slippery Rock has just been sold.

Marlene reported that the newly amended Deed Restrictions, previously sent to owners in a marked-up condition to indicate where changes had been made, are being retyped by our attorney's office to produce a clean version. When this is completed copies will be made and circulated to everyone who has requested the updated version. Meanwhile, Marlene pointed out that the marked up version is currently available for reference and downloading on our website. Marlene encourages owners to take the time to look at our excellent website which was generously created for us by Gary Lavallie.

Vice President/Director of Roads & Grounds, Frank Ferreri, reported that over 20 letters were sent to owners regarding minor actions which are required as a result of the Tri-S annual inspection for termite activity. *All owners who were sent this letter are urged to take the requested remedial action in order to protect the termite warranty on their unit.* Frank thanked everyone who took the opportunity to have their driveways and sidewalks power washed for \$20, and said that the same operator could be brought back again if requested.

Frank said that he had met up with Bonnie Baisley and Holiday Lighting that morning regarding the improved entranceway lighting that had been requested. The electrician recommended two options: The first to install upward lighting on the island; the second to introduce patio lights on the island. The Board voted to install the upward lighting at a cost of \$2300, which will also give us a power socket on the island.

Referring back to our website, Frank pointed out that this could also be used as a means of asking questions, which Gary Lavallie would refer back to the Board. Frank reported that Cutters had just completed an inspection of our irrigation system and attended to repairs where needed. Finally, Frank points out that *owners are not keeping their garage doors closed as is required and asks if they will please conform to the rules. Thank you!*

Secretary/Treasurer, Claire reported that all bills are paid and up to date. Our bank account balances are as follows: *Operating a/c \$101,300.26; Special Project a/c \$9,705.81; Reserve a/c \$8,461.18.* On April 1st, \$50,000.00 was transferred into the Reserve Account for Roofing and a further \$50,000.00 will be transferred on or about July 1st.

Last week the Association's Tax Return was filed via Tax Pros.

Two mailings were completed during March and so far only a few snowbirds have declared their chosen mailing address. The project for compiling a reliable mailing address list for the Association was therefore still a work in progress. The clean copies of our fifth amended Deed restrictions will be circulated as soon as they are completed and copied.

Director of Roads & Grounds and Director of Clubhouse: Due to their absence, President Marlene reported on behalf of both Directors:

For Nick Alemaghides, Marlene reported that complaints regarding leaking roofs as a result of work carried out by our previous contractor were still being received. Owners are reminded that, as noted in the Homeowners' Directory, they should call Don Faunce of Signature Roofing, who will have the necessary repairs carried out. Please be patient however. Don's tel. no. (also in the Directory) is: 352-428-1158 A Work Request should also be completed so that Nick Alemaghides is aware of the situation.

For Bonnie Baisley, Marlene reported that light fixtures were to be replaced in both Restrooms.

Director of Pool, Ron, reported that a motor had needed replacement in the pool, which was normal. Ron is still investigating the best poolside and clubhouse patio chairs to purchase, to replace the very old and worn current chairs. He requested that the cost be equally shared between the pool and the clubhouse, and this was agreed.

Director at Large, Frankie, had recently welcomed the Howes family at 6535 Remus.

PUBLIC PARTICIPATION

An owner in the unit neighboring 26.3, which is 6420 Thicket, said that it had been empty for a long time and wondered what the situation was. It transpired that although heirs had been found, no-one was interested in acquiring the property, which has outstanding fees and has been virtually stripped. It was thought that the Association might consult with its attorney to see if there was any legal recourse open to us, since the property appears to have been abandoned.

Because they might negate the warranty, gutters were not reinstated when our new roofs were installed. However, one owner thought that the tiered roofs in our community did need to have gutters installed, since their nails would be more likely to rust. The Board thought that Nick Alemaghides should be asked to confer with Signature Roofing on the matter.

Another owner who was concerned about excessive weeds on her lawn was advised to fill out a Work Request so that Tri-S could be brought back to have a look at it.

OTHER NOTES

HOMEOWNERS' DIRECTORIES – were mailed out at the end of February but many were returned due to our lack of knowledge as to the whereabouts of owners. The returned directories have been placed in the individual file for that unit number. If you have not received the new (red cover) Directory please let us know so that we can let you have your copy.

GARAGE DOORS – In case you missed the earlier mention, please keep your garage doors closed unless you are actually working in your garage.

Recycling Dates (2nd and 4th Wednesday of each month):

April 22nd

May 13th

May 27th

The Next Board Meeting will be held in the Clubhouse on Monday, May 12th.

SUMMER COOKOUTS, 3 P.M. AT POOLSIDE:

MEMORIAL DAY, MONDAY MAY 25TH

SATURDAY, JULY 4TH

MONDAY, SEPTEMBER 7TH

We look forward to seeing you there.

To our Snowbirds, who are starting to leave us for cooler climes – We'll miss you and hope you have a great Summer!

Board of Directors