

APPROVED 3/13/2017

**POLO PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – CHALLENGER CLUBHOUSE
February 13, 2017**

Meeting was called to order at 7:00 PM by President Peter Sampiere. The following board members were present: Dawn Bissell, Dot Dorrington, Marletta Frantal, Patti Kares, Larry Parker, and Drew Poteracki.

OPENING OF MEETING: Pete opened the meeting by asking all to stand for the Pledge of Allegiance, followed by the invocation offered by John Scott.

PRESIDENT’S REPORT – PETE

Pete commented on the use of the tables and chairs at the clubhouses. At a recent event, tables were gone from the Boulevard Clubhouse and the Activity Committee had to get tables from the Challenger Clubhouse for their bake sale and hot dog sales. The tables and chairs are for use in the clubhouses only.

SECRETARY’S REPORT – PATTI

Patti presented the minutes from the December 12, 2016 meeting. No corrections or additions were offered. A motion was made by Dawn, seconded by Larry to accept the minutes as written. Motion passed unanimously. Patti then presented the minutes from the January 9, 2017 Board Meeting. No corrections or additions were offered. A motion was made by Larry, seconded by Dawn to accept the minutes as written. Motion passed unanimously.

TREASURER’S REPORT – DAWN

The number of past due accounts for the month is four (4). These are ready to go to the attorney for liens to be placed. We received a letter from the attorney for the annual renewal of one lien. Currently, there are 8 accounts with the attorney that total \$8010.38. This amount is down from last month so the attorney is collecting money. Dawn received the past due accounts today from Kathy and there are 67 past due accounts. Not counting the eight that are at the attorney, there are 59 past due accounts from non-payment of the January 2017 dues. Dawn has the list of past due accounts and you can ask her if you are on the list. Patti asked when a late charge would kick in. Dawn responded that past due 30 days, a \$25.00 late fee will be added. Dawn further state that if the past due fees were not paid, the homeowner would not be eligible to vote at the upcoming special meeting to approve the budget.

Homeowners Bookkeepers Summary – January 31, 2017

Bank Balance 12/31/16	\$58,340.06
Deposits in January	150,067.21
Invoices paid in January	25,828.03
Bank Balance 1/31/17	\$182,579.24
Reserves 1/31/17	
Money Market	\$110,206.17
CD’s	\$141,444.01
Total	\$251,650.18

Dawn presented the Activities report:

Activities Bookkeepers Summary - January 31, 2017

Bank Balance 12/31/16	\$17,307.25
Deposits in January	9,656.70
Invoices paid in January	2,219.67
Bank Balance 1/31/17	\$24,744.28

Dawn addressed the report on the invoices that were paid in January and asked if there were any questions. No questions were asked. Dawn asked for a motion to approve the invoices paid in January. Patti made the motion and Larry seconded. Motion passed unanimously.

COMMITTEE REPORTS:

BUILDING AND GROUNDS: LARRY

Larry stated that there are currently 11 units in the RV parking lot. At the December meeting, changes were made to the RV pricing based on size of the unit to be put in the park. Larry would like to rescind this motion and change the parking fees to the same price for all vehicles. Larry stated that in other parking lots the price is the same regardless of the size of the unit. Marletta offered that across the street the prices are based on the size of the unit. Larry stated that when he rented across the street, there were two prices: one for a space at the back of the park and one for a space on the front along US27. The reasoning was that if you had a vehicle with advertising and it could be seen on US27, it should cost more. Dawn stated that she has talked to Kathy in the office and the accounting for the RV lot is a nightmare. There was no system put in place for who was in charge of the lot, who was to send letters, when to bill, or what the fees were. Dawn said that Larry would need to get this organized with the office. Larry agreed and mentioned that by next week we should have the new contract finalized and get the system in place. Larry made a motion to rescind the previous pricing motion from the December 2016 meeting. Patti seconded it. Yes - Pete, Dot, Dawn, Patti, Larry, and Drew; No- Marletta.

Larry made a motion that all RV parking spaces will be set at \$65.00 per month, \$780.00 per year, and all will be 12 month contracts; there will be no monthly rentals as there could be a sales tax problem with those renting for less than 7 months and the individual would then be responsible for paying the sales tax to the State. To eliminate this problem, there will only be 12 month contracts and no monthly contracts. Patti asked if the fees are payable upfront. Larry responded that it would be at the rate of \$65.00 per month for one year, for a total of \$780 payable upfront at the time the contract is signed. Patti asked if that is for all size units and Larry stated it is. Larry repeated his motion that all spaces in the RV parking lot will be rented for \$65.00 per month, regardless of the size of the unit being parked, and that the contract will be for 12 months, no monthly rentals, and will be payable upfront at the time the contract is signed, for a total of \$780.00. Dot seconded. Yes – Pete, Dot, Dawn, Patti, Larry, and Drew. No – Marletta. Marletta asked a question about paying upfront: if the unit is pulled out and not replaced, would there be a refund. Larry responded that there would be no refund; refunds are not given on the golf course. If there is a death or hardship case, the Board could discuss a refund on a case by case basis.

ARC: DOT

Dot stated that, between Dawn and her, there were 13 ARCs received and that 13 were approved.

WELCOME COMMITTEE: DAWN

The Cookie Social was a success. There were more people there this year and there was a great assortment of Cookies. Sally Franklin would like to thank everyone. There was a problem with people filling bags with cookies when they left even though there were still people coming in. From now on, if you want cookies to take to shut-ins, please go to the kitchen and take some from there.

The Strawberry Social is on the 12th of March. On Saturday, the berries need to be cleaned so everyone is welcome to help! The Social is 1pm to 3 pm on Sunday; tickets are on sale at the Pro-shop for \$4.00 and will be \$5.00 at the door. There will be a steel band performing. Ham Dinner and Dance will be this Saturday, February 18th. There are still tickets available. Dawn is looking for volunteers.

ACTIVITIES: PATTI

Tuesdays are full of events; Coffee & Donuts 7:30 – 9 AM, Hot dogs 11:30a-12:30p, Bingo Bistro 4 PM, Bingo 6 PM.

Income tax preparation: 11am-3pm on Wednesdays at the Boulevard Clubhouse. This year you must have an appointment. Before you call Peggy at 863-424-4210- to schedule an appointment, you must have all your paper work. Bring your Social Security card and a picture I.D. to your appointment.

Winter Games continue through February 24th. Luncheon for participants will be 1 pm on February 25th at the Challenger Clubhouse.

Friday, February 17th: There will be no nines or cards games at the Challenger Clubhouse because of the Winter Games.

Saturday, February 18th: Pancake Breakfast, 7:30 am to 9:30 am at the Challenger Clubhouse. Tickets: \$4.50 at the Pro-shop in advance: \$5.00 at the door.

Saturday, February 18th: Ham Dinner and Dance, 6:00 pm at the Challenger Clubhouse. Tickets: \$16 at the Pro-shop. Music by Jim Drudy.

Sunday, February 19th: Golf Cart Poker Run: Meet at 2 pm at the Challenger Clubhouse. Poker Run Pot luck dinner at 5:00 pm at the Challenger Clubhouse.

Tuesday, February 21st: CERTS meeting at 6:30 pm at the Boulevard Clubhouse.

Sunday, February 26th: Mom & Pop Golf at 1:00 pm at the Golf Course.

Monday, February 27th: CAP meeting at 7:00 pm at the Challenger Clubhouse.

Wednesday, March 8th: Barnyard Bingo at 6:00 pm at the Challenger Clubhouse. Tickets are \$10.00 and are available at the Pro-shop.

Saturday, March 11th: An evening with David Pellegrone (piano player & entertainer) at 7:00 pm – 10:00 pm. Tickets: \$5.00 available at the Pro-shop. Bring snacks and BYOB.

Sunday, March 12th: Welcome Committee Strawberry Festival, 1:00 pm to 3:00 pm at the Challenger Clubhouse. Tickets: \$4.00 and are available in the Pro-shop. \$5.00 at the door.

Friday, March 17th: Corned Beef and Cabbage Dinner and Dance, 6 pm at Challenger Clubhouse. Tickets: \$14.00 and will be in Pro-shop February 17th to March 10th. Music by "The Funky Favorites".

Friday, March 24th: Horseshoe Club Tournament at 9:00 am at the Horseshoe Pits. Lunch will be served for \$5.00.

Marletta added that there is a country breakfast on March 18th.

RULES & REGULATIONS: MARLETTA

The community is basically looking very good. Jan and Marletta have been going through the homes that need to be powered wash. Look at your houses before you leave for the spring/summer. Jan and Marletta have been working on 165 Jackson Park to clean it up. The property is vacant and in bad shape. They are also working on property at 402 Tivoli to clean it up. Both properties may end up with liens on them. Pete added that our attorney is working on foreclosure on 402 Tivoli.

Marletta thanked Terry Crosby and the bingo activity for donating the money to have the kitchen deep cleaned. Floor will be cleaned by another company.

Patti asked if Marletta received her message about the large handwritten sign on the side of the house on Tivoli. Marletta said apparently the house was hit by a golfer and she wants them to step up and pay for it. Pete suggested that Marletta go there and see if they will remove the sign as it looks bad. Marletta will do this.

CAP: DOT

Dot's monthly report was 273 hours of patrol. There are now 77 members. Dot had a call about a lady walking around her house while she was gone. Her neighbor asked her for identification and was asking what she was doing. She would not respond. No one is sure why she was doing this. So keep houses and cars locked. If you see something, then call the police or a Board Member.

GOLF: DREW

Drew presented the Golf Course Summary:

Golf Course Bookkeepers Summary - January 31, 2017

Bank Balance 12/31/16	\$ 4,026.27
Deposits in January	21,210.67
Invoices paid in January	12,452.98
Bank Balance 1/31/17	\$ 12,783.96

The Golf Course made \$8,758 in the month of January. Drew stated that the memberships as of February 1: 69 12-month memberships and 37 6-month memberships. Greens will be aerated and top dressed during the first week of March. Drew wants to thank all the volunteers. The first 5 holes look great and irrigation is good. Volunteers will be working on the rest of the holes and irrigation on Wednesdays from 12:30pm to 3:30 pm. Drew thanked the Bistro Kitchen for the donation of 10 yards of mulch to finish the course. He is working with John and Butch and everything is going well.

Drew discussed raising the price of the golf cart rental \$3.00 to help with maintenance of the carts. Drew made a motion to raise price for 9-holes with a cart to \$15.00 and 18-holes with a cart to \$18.00, seconded by Larry. Motion passed unanimously.

OLD BUSINESS:

Golf Carts: Dawn stated that Walt mentioned at the December meeting that he had bids on a new golf cart and that he would be bringing them to the Board for approval. Bids were never brought to the Board for approval. Dawn believes he spent \$2300 on the golf cart. Dawn made a motion that we approve the purchase of the golf cart that was purchased the first of January, seconded by Patti. Motion passed unanimously.

NEW BUSINESS:

Budget: Dawn presented the revised budget. She explained that there would be some variances to the budget presented at the budget meeting on 1/23/17. Shirley helped to figure this out. Our Accountant said to use his figures as there may have been a computer glitch. After reviewing the accountant's statement, Ethel and Dawn found an additional \$5000.00 for reserves. Some of the reserve accounts have changed from the budget meeting. Dawn thanked the 110 people that attended the budget meeting for being respectful and courteous. Dawn suggested that the mailing would not be out this week due to other activities. She would like to hold the meeting to vote on the budget either before or after the regular Board Meeting in March. Dawn asked John Scott if this would be legal. He did not have problems with it. Pete suggested that it be held before the regular Board Meeting. Dawn asked for other Board members opinions. Patti said that she thought that was a good idea. She asked and Dawn verified that the vote would be done with yes and no cards as it was at the Annual Meeting. There will be no ballot sent in the mail. Dawn stated that until there is an approved budget, we can only pay the bills that are necessary to continue the operation of the park. She asked that any Board member that has potential purchases to run them by her first. The budget is very tight. Dawn complimented Shirley on a good job last year; she was only \$465.00 over budget. Dawn again stated that we really needed an increase of \$5.00 this year, but thought the homeowners would not approve it. We are going to have to make sacrifices this year and try new things to save money. If new plans do not work, we will have to go to another plan. Dawn then made a motion to approve the projected 2017 budget, seconded by Patti. Motion passed unanimously.

Pete then thanked New York and other states for baking cookies tonight. He thanked Lynda Poteracki for doing the planning.

COMMENTS FROM RESIDENTS:

Mary Casey, 159 Delaney Park Ave, had questions on 158 Delaney Park Ave. Her understanding is that it is still in foreclosure and she wonders what the status is. She wonders why people are allowed to live there. Pete offered that our attorney said they are allowed to live there and that he has collected some of the past due fees. Pete contacted Wells Fargo foreclosure department and was told they know nothing about the house. Pete will contact our attorney again.

Marion Geake, 229 Menlo Park, wanted to know how it was decided to cut the benefits for our employees. Dot answered that part-time employees generally do not get benefits. She does not understand how this can be a cost-cutting measure and wonders if there is a savings and if we might lose employees because of the low morale. Marion estimated that it would save \$1500 to \$1600. Patti responded that a quick computation of not giving raises would save

about \$4100.00. By cutting full-time employees from 6 to 3 sick days and cutting part-time employees from 6 to zero (Marion said she understood that part-time only got 3 sick days; Patti explained that the Employees Handbook shows that part-time employees also had 6 sick days), a quick calculation based on estimated hours would save about \$3200.00. Marion believes that we should not offer sick days to new employees but we should not take benefits from employees who have been here for many years. Marion went on to say that many of the employees work many hours and we might lose them. She feels that we are discouraging them. Patti asked Marion a question regarding the Board's action in 2015 when the Board took Holiday pay from part-time employees and if she thought that to be a problem. Marion was not aware of that. Patti went on to say that that was done by a letter sent with their pay stub envelope. Marion would like to know how many Board members were involved in this decision and why weren't the employees met with face-to-face and told of this. Patti stated that the Employee Handbook says the Board can make changes to the employee policies and that it has to be done in writing, not oral. Marion understands that we can do that but not meeting with the employees is not the right thing to do. Dawn added that our employees are wonderful and do a great job. Marion asked why we are taking a chance of losing employees. Dawn responded that everyone wants our Park to be pristine, but nobody wants to pay for it. Dawn further stated that the Board has almost 1300 other people to think of when paying bills.

Barb Woodrich, Piedmont Park, signed up to talk as she did not know what was on the agenda as no agenda was posted. Pete assured her that the Agenda will be posted in the future. Barb asked how many full-time employees we have. Pete responded 4. Barb asked if they all work 32 hours as stated in the handbook. Patti referred her to the letter employees received that explained that full-time is now 32 hours, not 30 hours.

Barbara Sturtz, 631 Challenger Avenue, is concerned about children in the park. She does believe that there are children living in the park but she cannot verify it. However, there are children playing on the golf course. Some were playing in the sand traps and she told them to leave. Another person escorted a child home off the course and the person said their child could play there because no one was golfing. Another problem is children driving golf carts. Pete asked that if you see this, get the golf cart number so we can talk to them. Barbara stated that some owners refuse to put numbers on the cart.

Judy Berube stated that if there is a Private Party, do not disturb them. Please let people have their private party. She heard that someone cut the cable wire on the TV at the Boulevard Clubhouse. She also reminded the Board that we did not vote on the date of the special meeting.

Dawn made a motion that the special meeting of the Homeowners to approve the 2017 Budget be held prior to the Board meeting on 3/13/17 at 6:00 PM, seconded by Dot. Motion passed unanimously.

Marletta mentioned that when you use the kitchen, please leave it cleaner than you found it.

Warren Whittaker stated that Dave and Fred did everything he asked them to when he was on the Board. It is not right to take away benefits. Polo Park offers very few benefits. We only have a handful of employees. The Board should have explained to the employees what was being done and then the letter given. He also has an issue with actions being taken that are outside the Florida Statutes. He is talking about Oscar and his being fired. That should have been a decision made in public at the Board meeting. He believes that Oscar's contract was unilaterally terminated by Larry. Pete asked if Warren discussed Oscar's contract at a Board meeting when he was President. Warren did not recall. Pete said that he does not remember Warren bringing it up at a Board meeting. Pete said Warren probably signed Oscar's contract just like Pete did last year and previously when he was on the Board. Warren asked if we took Oscar out of the budget. Pete said there was maintenance of the Common Ground money, not specifically for Oscar. It could be for any company. Dave Thraen responded that Oscar should have been given notice as a common courtesy.

Vinnie McCrave wanted to thank Marletta for her work on the house on Jackson Park Avenue. He wants to know if it is legal for a Board member to be working on a property. Marletta responded that at the Building and Grounds meeting he was upset with her because nothing was being done to the property. She and Jan have spent 6 hours in the past 2 days working on it and now you are questioning if it is legal for a Board member to do this. Marletta felt that she apparently cannot make him happy no matter how hard she tries. Marletta explained that the owner does not have any money until the property is sold and it could not be sold in the condition it was in. Dot added that she talked to the owner and he said we could do whatever we had to do with the property. Marletta explained that she does get permission to cross property lines and that she was making a joke with Vinnie, not being sarcastic.

Sue Radell, 860 Polo Park Boulevard, would like to thank the Board for listening to the members of the community and for doing their very best to try to meet what the people want. Her feeling is that the Board needs to communicate to the people in the community about the big things happening in the Park. She has heard that our pool is sinking. She wants to know if that is true. If it is true, what are we doing. Pete responded that he also heard this and he has checked with Dave several times and Dave has checked with the pool maintenance company and he says there is nothing wrong. She appreciated this as she wants facts not speculation. But if there are big problems in the park, the Board should let the members know and make plans so that the members know what is being spent for a big item and then can vote for \$5.00 if needed. She thanked the Board for their time and trouble and effort to hear the members.

Pete asked for a motion to adjourn. Marletta made a motion to adjourn the meeting, seconded by Drew. Meeting adjourned at 8:25 pm.

Respectfully Transcribed and Submitted,
Patti Kares