

Approved with amendments 04/10/17
POLO PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – CHALLENGER CLUBHOUSE
March 13, 2017

Meeting was called to order at 7:10 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 Ellie Torcello.

PRESIDENT’S REPORT – PETE

Pete commented on the rumors in the park. The rumor he heard was that he wanted to close the golf course. If he wanted to close the golf course, why would he have invested over \$300.00 of his own money in the golf course? Had he wanted to close the golf course, he would have done something else with the \$300.00. Please get your facts straight.

SECRETARY’S REPORT – PATTI

Patti stated the minutes from the February 13, 2017 meeting had been posted. No corrections or additions were offered. A motion was made by Dot, seconded by Larry to accept the minutes as written. Motion passed unanimously.

TREASURER’S REPORT – DAWN

Dawn presented the Bookkeepers Summary as of February 28, 2017:

Homeowners Bookkeepers Summary – February 28, 2017

Bank Balance 01/31/17	\$182,579.24
Deposits in February	\$ 23,112.99
Invoices paid in February	\$ 20,111.02
Bank Balance 02/28/17	\$185,581.21

Reserves 02/28/17

Money Market	\$109,492.57
CD’s	\$141,444.01
Total	\$250,936.58

The number of liens filed by our attorney is eight (8) and total \$8,010.38. We currently have thirty-five (35) past due accounts, totaling \$4,695.00. Between the liens and the past due accounts, there is an outstanding balance of \$12,705.38. The past due accounts are not large amounts; She hopes that a lot of these will be taken care of by next month.

Dawn presented the Activities report:

Activities Bookkeepers Summary – February 28, 2017

Bank Balance 01/31/17	\$24,744.28
Deposits in February	\$7,579.91
Invoices paid in February	\$3,593.11
Bank Balance 02/28/17	\$28,731.08

Dawn asked the Board if they had had a chance to review the invoices paid for the Homeowners and the Golf Course for the month. No questions were asked or comments

made. Dawn asked for a motion to approve the invoices paid in February. Larry made the motion and Dot seconded. Motion passed unanimously.

COMMITTEE REPORTS:

BUILDING AND GROUNDS: LARRY

Larry asked for volunteers on Tuesday morning at 9:00 am – weather permitting- to help paint the pool deck at the Boulevard clubhouse. Dave will be power washing on Monday and has plenty of volunteers for that.

Larry thanked the Building and Grounds Committee for the pallet of mulch they donated and Dot and the Bingo Bistro for the donation of three (3) pallets of sod to be used throughout the park.

Larry thanked Dave and Fred and all the other volunteers for all their work throughout the park and for keeping things running smoothly.

Dot stated that she understood that Larry was looking for a mower for Butch for the common areas. Larry responded that now that the budget was approved he would be looking for bids for a mower. Dot made a suggestion that we look for donations from Activity Committees to buy the mower and she donated \$1000.00 from the Bingo Bistro towards the mower. Larry thought this was a great idea. Dawn asked that Larry get several bids and to bring them to the Board for approval. Larry is planning to do this. Larry asked if any other Activity Committee present would like to make a donation. It was suggested by Dot and Pete that any Activity Committee could come see Larry if they wanted to contribute.

ARC: DOT

Dot stated that there were 15 ARCs received and that 15 were approved. Dot stated that she had an approval that she was concerned about. In December 2015, the previous Board voted unanimously to close off the entrance and exit over the Number 1 tee because of insurance reasons and to protect the homeowners from a lawsuit. The ARC request was approved by another Board member; Dot felt that the entire Board should vote on this. There is supposedly only one person that can use this path; no neighbors can use this path. She does not feel that one person should be able to use this where there are 718 other homeowners who cannot use this. She would like to make a motion: Because of insurance reasons, the path across the fairway is closed permanently. Larry seconded the motion. Marletta stated that this is her yard and her fence. This has been brought up before. She is the only one that uses it. She has a chain across the path. When she goes in or out, she gets off her cart and unchains it, goes through, gets off her cart and chains it. She lets no one through there. There are signs that say “No Trespassing”. All she is asking for is a fence rail that matches her fence that will close off the path. It will have a small motor and when she clicks it like a garage door opener, the rail will go up and she can pass through and click again to close. She works on Number 1 and she works in her backyard and she keeps material out there. She states that 99% of the time she walks to the Clubhouse (unless she is golfing) and she does not go through there. They think she is letting people through there and she is not. She tries to stop people from walking through there. All she wants is the rail to match her fence and the small motor to allow her access across the fairway so that when she does go through she does not have to keep getting on and off her golf cart. Her knees are killing her as she has arthritis really bad; she can probably add a thousand reasons for using it. This would be for her use only, not anyone else. Dot stated that no one else has this. Marletta stated that Dot has access to her backyard and that she has gates

in her backyard that she can access through if she wants to. Dot stated that hers is an enclosure; it does not do the whole yard. Marletta stated that she is not going to sit here and argue who has fences and who does not. She believes that the motion is to close off her backyard permanently. Dot stated that it was closed off permanently before. Marletta stated that this Board took the fence down. Pete said the Board did not take the fence down; one person on the Board took the fence down. Marletta said that the Board did take it down. Pete stated that the fence was taken down by Walt because Marletta asked him twice to take it down. Marletta stated that she did not ask him to take it down. The fence was put up and taken down several times in the summer and she did not ask either Pete or Walter to do this. She did not ask one person to take this fence up or down. Patti stated that maybe there was a point being missed here: when she was on the Board, the Board voted to close the path because of the risk to the Homeowners Association for insurance coverage. Marletta stated that we closed it to the residents of Polo Park. Patti stated that we closed it to everybody; the path was shut down. Marletta then stated that earlier this year when the fence was down, she asked the Board to leave it so that she would have access to the golf holes that she works on and the Board Okayed it; the Board Okayed putting the chain up for her use. Patti stated that was not approved by the Board she was on. Marletta stated that it was done before this January 2017. Patti still had a question about the insurance: have we been relieved of the worry of insurance being cancelled because of a claim with just you going through it? Marletta asked what claim. There were comments from the members that this is Marletta's backyard; if you close hers you have to close all of the houses on the golf course then. Patti stated that the problem is coming across the fairway; the fairway is not Marletta's backyard. Pete said the insurance company's reason is that the path crosses the fairway in front of a tee box. Marletta said that on the Number 5 hole a resident crosses the fairway in front of the white and blue tees. All she is asking is for the rail instead of the chain. Patti stated that she is more concerned about the insurance aspect of this. Pete stated that we need to make a motion. Marletta stated that if there was a motion to put up another fence, then she would take down all of her fences in her backyard and she would come out through another area. She simply wants access across the fairway and would be willing to sign a form that if she were hurt she would not sue the Association. Suing the Association would be like suing herself as she is a member of the Association. Dawn made a quick statement saying that Marletta brought an ARC request to her with a picture of the remote in December. Marletta assured her that she would be the only one using that clicker. She feels that Marletta is smart enough to look both ways before crossing the fairway to see if someone is hitting a golf ball. Marletta assured Dawn that she would not stand in her house and use the clicker for others to cross. Dawn signed the approval of the ARC request in February and gave a copy to Dot. Dawn did not take into consideration the insurance issue as she did not feel that there would be a risk with Marletta getting hit with a golf ball. Dawn will stand behind her approval. Dot repeated her motion and Larry repeated his second. Marletta then stated why is there this motion when the Board approved it in October to use the chain. Pete and Dot stated that they did not vote to approve the chain; the Board may have approved it, but they did not vote to approve it. Marletta asked if they were bringing this up now because they did not approve it then. Dot said it was being brought up because of the letter from the insurance company to protect all of the homeowners from a lawsuit. She said the concern is not how Marletta goes in or out; it has to do with covering the

Association for any damages. Marletta argued that the majority of the Board passed this so why is it coming up now. Pete stated that in December 2015, Janet even said that we have to close the path; a motion was made to close the path and was passed unanimously. It keeps coming up because Marletta keeps bringing it up. Patti said the motion should include that, with this path closing, any other residents using paths to cross any fairway on any other hole should be prohibited. Marletta will provide a list of all those persons crossing the fairways. Patti said that these residents should be talked to. Dot restated the motion: After review of the information from our insurance company and the Board's decision at the December 2015 meeting, I make a motion that access from Marletta Frantal's house across the Number One fairway to the cart path is permanently closed and the crossing of any fairway as a means of a short cut to park facilities or homes be prohibited. Motion was second by Larry Parker. Yes votes: 4: Pete, Dot, Patti, Larry and Drew. No votes: 3: Marletta, Drew and Dawn. Motion passed. Some members present were very verbal.

GOLF: DREW

Drew presented the Golf Course Summary:

Golf Course Bookkeepers Summary – February 28, 2017

Bank Balance 01/31/17	\$12,783.96
Deposits in February	\$21,215.47
Invoices paid in February	\$14,500.84
Bank Balance 02/28/17	\$19,498.59

The Golf Course made \$15,472.00 in the month of February after expenses. The golf course is making some money and we are getting a lot of play.

Drew stated that March 21st will be Clem Hartlaub's 99th birthday He is an avid golfer. Drew made a motion that we give Clem a lifetime membership as his 99th birthday present, seconded by Patti. Motion passed unanimously.

WELCOME COMMITTEE: DAWN

The Strawberry Festival was held yesterday and was a great success. Chris Stephens provided the figures: sold 256 tickets and cleared \$735.00. The steel band was wonderful. Dawn commented on her ham dinner. She thanked all the people who helped set up, who collected tickets, who did the 50-50 drawing, who served dinner, and all those who helped clean-up. She cleared \$1778.00: \$400.00 went into the golf improvement fund and the balance after taxes - \$1338.00 -went into the reserves for golf irrigation which includes parts, sprinkler heads and everything.

ACTIVITIES: PATTI

Patti received a request before the meeting. It stated:

"I am asking permission to put a box in each clubhouse from March 15th till April 15th for donations of toiletry items for the needy. The girl scouts are using \$400.00 of their cookie sales to partake in this Outreach for New Beginnings. Thank-you for your consideration. Troop: Girl Scout 9131. Co-leader- Seanna Bennett". Marletta said that apparently she just wants permission to put boxes in the clubhouses like we do for Toys for Tots at Christmas and that it probably does not need Board approval. Patti asked if we needed a motion. Marletta then made a motion that we allow Seanna to put the boxes in the clubhouses, seconded by Larry. Motion passed unanimously.

Patti also received a flyer regarding a special sale at BonWorth from Linda Ajootian. Bonworth, a women's clothing store, is offering Polo Park residents 25% off total sales on Monday, March 20th from 4:30 pm to 6:30 pm at the Clermont Landing store only. 10% of the sales will come back to Polo Park. There will be door prizes and refreshments.

Tuesdays are full of events; Coffee & Donuts 7:30am – 9am; Hot dogs 11:30am-12:30pm; Bingo Bistro 4pm-6pm; Bingo 6 pm.

Thursday Golf: Every Thursday a group of golfers get together to carpool to a nearby 18-hole golf course in the area. You play your own ball and play is handicapped so both low and high handicapped players are welcome. Both men and women are welcome. There is a sign-up sheet every week in the Pro-Shop. For information, call Dick Treur at 407-288-4275.

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. Last day for Tax preparation: April 12th.

Wednesday, March 15th: AARP 55 Alive Driver Safety Class, 8:15am to 3:00 pm at the Challenger Clubhouse. \$15.00 per person. Please bring your own lunch. Coffee will be provided. Call Lori Grosskopf at 863-424-7980 to make a reservation. Make checks payable to AARP. Bring your driver's license and AARP card to the class. After completing the class, you may be eligible for a discount on your auto insurance.

Wednesday, March 15th: The Computer Club will be held at the Boulevard Clubhouse in the card room in the back from 2pm - 4 pm. Because tax preparation is in the main room, please enter through the back door by the swimming pool for Computer Club. AARP Driver Safety class is using the Challenger CH this day.

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

Saturday, March 18th: Country Breakfast at the Challenger Clubhouse from 7:30 am to 9:00 am. Biscuits and gravy, scrambled eggs, orange juice and coffee. Ham and biscuit available for those who do not like sausage gravy. Tickets are \$4.50 at the Pro Shop, \$5.00 at the door.

Friday, March 24th: Horseshoe Club Tournament at 9:00am at the Horseshoe Pits. Lunch will be served for from 11:30 am to 1:30 pm. Lunch includes a main dish, a side, a drink and dessert and will cost \$5.00 or \$6.00, depending on what is served.

Saturday, March 25th: Poker Run at 2:00 pm – meet at the Challenger Clubhouse. Cost is \$5.00; a sixth card can be purchased for \$1.00. At 5:00 pm, there will be a potluck dinner at the Challenger Clubhouse and the prizes will be distributed. Any questions, call Emma Vallaire at 863-256-5664.

Sunday, March 26th: Mom and Pop golf scramble; 1:00 pm at the golf course.

Saturday April 1st: Ladies High Tea at 2:00 pm at the Boulevard Clubhouse. Tickets are \$20.00 and are available at the Pro-shop. You should bring your own special tea cup and wear a hat and gloves if possible.

Sunday, April 2nd: Annual Snowbirds versus Sand Hill Cranes golf scramble; 1:00 pm at the Golf Course.

RULES & REGULATIONS: MARLETTA

Pete stated that the house at 165 Jackson Park Ave. really looked terrible; Thanks to Marletta and Jan the house now looks presentable like the rest of the park. Marletta thanked Pete and added that they also had help from Sheryl Batey and Barb Dundore. Pete also thanked Cheryl and Barb. Marletta stated that there are homes that are green with mold and need to be cleaned as well as dirty driveways and sidewalks. Members know who they are. Please clean up your home. Marletta has been spending time in the past two weeks on the issue of renters in the park.

Whether it is the area Realtors or those homeowners renting property, you cannot rent in here if you are under the age of 55 and/or have small children. No one under the age of 18 can live here on a permanent basis. Renters have to be registered in the office. We need to have proof of their age.

Also, the rules in here is a limit of two pets – one dog, one cat; two dogs; two cats; one pig, one bird – whatever. The limit is two. When you lose a pet, do not replace it until you only have two pets.

No apartments are allowed in the park. You cannot convert your home to include an apartment to rent. There are two of them in the park and she is working on them. You cannot have apartments in the park.

Pete addressed the new business item of Directors meeting with new homeowners. This is to make sure they are over 55 and that they have a copy of the Association documents and might help Marletta. Marletta said that somehow this proof of age has to be done before closing. Patti said that persons under 55 can buy in here, but they cannot live in here. Pete asked Marletta if she would talk to the Realtors and she agreed.

Marletta added that we have 4 “distressed” vehicles in here. They have no plates or have expired tags. We may need to have code enforcement tow them out. Marletta will send registered letters to the owners that code enforcement will tow the vehicles. Patti asked if letters had already been sent to the owners. Marletta stated that they have been sent numerous times. She stated that our rules say that we have to give them a 30 day notice, then a 14 day notice. She feels that they need a registered letter to give intent. Letters will be sent and the cost of the letters will be added to their account. They will have seven days from the receipt of the letter to do something.

Pete stated that it had been brought to his attention that people are walking on the golf course during course play and that children have been playing in the sand traps. If you see any one doing this, call the office and a Board member will talk to them.

CAP: DOT

Dot said there are flyers on a “reverse 911” program on the rear table. If you sign up for this, you will be automatically notified of a robbery in the area or anything that happens in the neighborhood by e-mail or text. The flyers explain how to sign up for this if you are interested.

OLD BUSINESS:

No items addressed.

NEW BUSINESS:

Directors to meet with new homeowners: Item addressed under Rules and Regulations.

COMMENTS FROM RESIDENTS

There were no resident comments.

Pete then thanked the bakers from Ohio for refreshments tonight. He thanked Lynda Poteracki for doing the planning.

MOTION TO ADJOURN

Pete asked for a motion to adjourn. Marletta made a motion to adjourn the meeting, seconded by Dot. Motion passed unanimously.

Respectfully Transcribed and Submitted,
Patti Kares