

**POLO PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING – CHALLENGER CLUBHOUSE  
MAY 8, 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. Pete read the invocation prepared by John Scott.

**PRESIDENT’S REPORT – PETE**

Pete reminded everyone that this is a Board meeting...no talking or hollering from the floor. He thanked everyone for their cooperation.

Pete again remarked on the speeding in the Park. It seems since the roads have been repaired, everyone is driving faster. Please slow down!

**SECRETARY’S REPORT – PATTI**

Patti stated that the minutes for the April 2017 meeting had been distributed. She asked if there were any corrections or additions. Hearing none, Dawn made a motion to accept the minutes as presented, seconded by Larry. Motion passes unanimously.

**TREASURER’S REPORT – DAWN**

Dawn presented the Bookkeepers Summary as of April 30, 2017:

Homeowners Bookkeepers Summary – April 30, 2017

Bank Balance 03/31/17	\$ 161,749.34
Deposits in April	\$ 39,460.00
Invoices paid in April	\$18,727.67
Bank Balance 04/30/17	<b>\$ 182,481.67</b>

Reserves 04/30/17

Money Market	\$118,984.51
CD’s	\$141,441.01
Total	<b>\$260,425.52</b>

Dawn presented the Activities report:

Activities Bookkeepers Summary – April 30, 2017

Bank Balance 03/31/17	\$ 34,326.36
Deposits in April	\$ 19,140.36
Invoices paid in April	\$ 2639.28
Bank Balance 04/30/17	<b>\$ 50,827.44</b>

Dawn stated that the large increase in the Activity funds was a result of the transfer from the HOA account back to the Activity funds.

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 pointed out that the transfers were listed on the invoices paid. Dawn asked for a motion to approve the checks. Patti made a motion to approve the Secretary’s report and the invoices paid in April, seconded by Dot. Motion passed unanimously.

Dawn then continued with the past due accounts. The number of liens filed by our attorney is eight (8) and total \$8,460.38. We currently have too many past due accounts, totaling \$8,575.00. Between the liens and the past due accounts, there is an outstanding balance of \$17,035.38. Dawn reported that late fee notices had been sent out and many past due accounts are coming in this week.

Dawn talked to Mr. Baker, Attorney, about the liens filed. He will verify the number of liens actually filed and provide an update on each. The foreclosure filing is in probate and he has talked to the heirs' attorney; he believes that we will collect on this, but it will be down the road time wise.

#### **WELCOME COMMITTEE: DAWN**

Dawn reported that the Committee will continue to meet during the summer months. She announced the Poolside BBQ on Monday, July 3<sup>rd</sup>, at the Challenger Clubhouse. Lunch is 12:30 pm to 1:30 pm and Hot Dogs and Hamburgers will be provided. Please bring a Salad or Desert to share. There will be a DJ, music, games and prizes. You may eat inside the clubhouse or bring table and chairs for your group. You do not have to get in the pool. Tickets will be available after May 30<sup>th</sup> at the Pro Shop: \$4 per person in advance or \$5.00 at the door.

#### **COMMITTEE REPORTS:**

##### **BUILDING AND GROUNDS: LARRY**

Larry reported that the storage container has been ordered and will be delivered on Wednesday. Marletta asked if electricity or ventilation would be needed. Larry said that would not be necessary.

##### **ARC: DOT**

Dot stated that there were 7 ARC requests received and that all 7 were approved.

##### **ACTIVITIES: PATTI**

Tuesdays Events: Bingo Bistro at 4 PM and Bingo at 6 PM: through tomorrow: May 9<sup>th</sup>; both will start again on September 19<sup>th</sup>.

Thursday Golf: Every Thursday a group of golfers get together to carpool to a nearby 18-hole golf course in the area. There is a sign-up sheet every week in the Pro-shop. This will continue possibly through the middle of June. For information, call Dick Treur at 407-288-4275.

The Computer Club will meet on Wednesdays at 2:00 pm to 4:00pm when possible; updates will be posted on Nextdoor Polo Park.

Dime Bingo: Sundays at 7:00pm at the Challenger Clubhouse through May. No dime bingo in June, July and August.

Sunday, May 28<sup>th</sup>: Mom & Pop Golf Scramble at 1:00 pm.

Monday, May 29<sup>th</sup>: Memorial Day Flag Raising at the Veteran's Park at 10:00 am. The Boy Scouts will be doing the 13 folds of the Flag. Refreshments will be served after the service.

Monday, May 29<sup>th</sup>: Memorial Day picnic: Challenger Clubhouse: serving pulled pork and hot dogs, everyone bring a dish to pass and join the fun! Sign-up sheets are in both clubhouses so the committee can have a count of people. If you would like to help, please call Dot at 863-420-3690. Lunch will be 1pm to 3 pm and a donation of \$2.00 per person.

Welcome Committee Meeting: May 30<sup>th</sup> at 10:30 AM at the Boulevard Clubhouse.

**RULES & REGULATIONS: MARLETTA**

Marletta is researching the policy for fines incurred with rules and regulations violations. There seems to be some discrepancies. She wants to work on this summer for changes to the fine process. Pete asked if the cost for cleaning and mowing on some properties were being charged to the owner. Marletta said this was being added to the owner account.

Marletta further added that Hurricane Season is coming up. Please pick-up and put away potential weapons that could be sent flying. If you have bushes and trees that need to be trimmed, please do so. It may take some time for Polk County to remove it, but they do eventually get here.

**CAP: DOT**

Dot noted that many homeowners have left for the summer. There was a pick-up truck parked on Kensington and Mary, a neighbor, called 9-1-1. If you see anything suspicious anywhere, please call 9-1-1. Better safe than sorry!

**GOLF: DREW**

Drew presented the Golf Course Summary:

Golf Course Bookkeepers Summary – April 30, 2017

Bank Balance 03/30/17	\$ 23,379.30
Deposits in April	\$ 8,014.64
Invoices paid in April	\$ 13,486.88
Bank Balance 04/30/17	<b>\$ 17,907.06</b>

Drew thanked Paul Craig for fixing the Golf Carts. He discussed the Golf Committee’s recommendation that the summer rate through September is \$12.00 for either 9 or 18 holes. If a person uses a punch card, one punch is equal to 9 or 18 holes. This will be voted on later. Bermuda seed has been ordered for the bare spots in the fairways. Aeration of the fairways will be done in the next couple weeks.

**OLD BUSINESS:**

No items addressed.

**NEW BUSINESS:**

**1. Clubhouse Usage – Private Party fees – Dawn**

Dawn stated that currently we are about \$1900.00 over our budgeted electric amount and about \$1700 over our budgeted water amount. She hopes that as the summer progresses the usage in both items will level out. Dawn said that in the past year there have been seven private parties held at the Clubhouses. She would like to open discussion on the possibility of charging \$50.00 for these parties towards the water, electric, wear and tear on carpet/furnishings, and janitorial costs. Dawn and Dot both remember when they had private parties and they either had to open the party to the entire park or pay for the usage of the clubhouse. Dot suggested that the fee be \$100.00. Patti read from our Rules and Regulations that a private party can be held at the sole discretion of the Board of Directors and that the Association may impose any requirements it desires, including without limitation the procurement of insurance in favor of the Association. She also added that when there is a private party, the rest of the homeowners are precluded from using the Clubhouses. Marletta brought up that

there was a private party held by a Catholic Church. Pete said that he had arranged the use of the Clubhouse and that they did not use the kitchen. Patti asked if we were going to allow the public to use the Clubhouse for private parties or would that put us in a rental-type profit business. It was decided that usage would be at the discretion of the Board of Directors. Judy Berube stated that if this was going to happen, she would give up the "Calendar" job of scheduling clubhouse usage. Patti stated that according to our Activity and Rules and Regulations, it is appropriate for a Board Member to perform this job. Pete asked if Patti would volunteer for the job and she accepted. Motion was made by Dawn that there would be a \$100.00 fee and a refundable \$100.00 (for cleaning, if needed) paid in advance for the use of the Clubhouses for private parties approved by the Board and that the scheduling of the "calendar" would now be the duty of the Activity Liaison. Motion was seconded by Dot. Motion passed unanimously.

**2. Activity Liaison – Pete**

This item was discussed under Item 1. Clubhouse Usage Private Party Fees.

**3. RV Lot Policy – Patti**

Patti distributed before the meeting a Board Policy paper for the RV Lot that incorporates the language from the new RV contract into a policy statement for the Towing of Vehicles and for the Termination of Agreement form. There were no comments, additions, or corrections. Dawn made a motion to approve the documents as written, seconded by Larry. Motion passed unanimously.

**4. Golf Summer Rate/Punch Card – Drew**

Drew previously discussed this under the Golf Committee. Dew made a motion that the summer golf rates be \$12.00 for either 9 or 18 holes and that one punch on a punch card can be used for either 9 or 18 holes. Motion seconded by Marletta. Motion passed unanimously.

Marletta asked Drew if he could make arrangements for Friday Couples Golf to be able to use 2 golf carts for couples who do not have golf carts (price includes the cart). Drew and Marletta will work this out.

**Other items**

Dawn mentioned that at the Building & Grounds Committee meeting two Activities had committed funds for the Bocce court. She thanked them and asked that more Activities need to commit Activity Funds for projects.

Pete read a request by Phyllis Stelmach to hold a Moving Sale at her home on 507 Nesbitt Park on May 27<sup>th</sup>. A motion for approval was made by Dawn, second by Patti. Motion passed unanimously.

Marletta asked that when she is talking to Real Estate Agents regarding listings/potential buyers, if she can state our age and pet policy. The Board agreed she could.

Drew made a motion to suspend the monthly Board Meetings until September, seconded by Drew. Motion passed unanimously.

**COMMENTS FROM RESIDENTS**

Judy Berube asked about the two dead trees. Pete and Drew are working on this. She also asked where the fees for private parties would be used. Dawn replied they would go in the Homeowners account.

A question was asked if the private party fees include the Boulevard Clubhouse. Dawn responded that the fee is for both Clubhouses.

Pete then thanked the Lynda and Friends – Katie, Barb, Maureen, Jan and Dawn who baked the refreshments tonight.

**MOTION TO ADJOURN**

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

Respectfully Transcribed and Submitted,  
Patti Kares