

HOMEOWNERS ASSOCIATE BOARD MEETING MINUTES

MAY 13, 2019

ATTENDANCE: JUDY BERUBE, KAREN GRANT, DAVE MUROSKY, DAWN BISSELL, PAT HESS

ABSENT BUT ON CONFERENCE CALL: GARY MROWKA, GARY MOHLER

PLEDGE OF ALLIGENCE

INVOCATION GIVEN BY CAROL ROBERTS

Presidents Report: Judy Berube said thank you to all volunteers that pitched in and helped after the storms, and also, a thank you to the ladies that made deserts for the meeting. The board appreciates all that you do. There will be no pool playing or card playing in the Blvd. clubhouse on Sunday night, May 19th or Monday morning, May 20th, due to the new floor being put in. They will be coming to do the floor. We will need people to help move the chairs and such out of the clubhouse temporarily.

Secretary Report: Pat Hess reported that the minutes had been handed out to all board members and would like approval of the minutes. Dawn Bissell made a motion that we accept the minutes as written, Karen Grant second. All members approved.

Architectural: Four reviews were handed in, two of which were for painting and one for removal or tree stumps, one for pavers for small section of the yard. Pat Hess asked that we continue to not park on the grass and stones, also pavers are to be used for decorative or patio purposes. Pavers are not to be used for a driveway. Also, hurricane season is upon us, a lot of gazebos are being placed on properties; they need to be either tied down very well or taken down during this time or while you are away during the summer.

Financial: Dawn Bissell handed out the report of checks that had been written and asked for any additions or corrections, none were given. Pat Hess made a motion that we approve checks written, Judy Berube second and it was approved by board members.

Homeowners bank balance as of April 30,2019	\$240,852.29
---	--------------

Money Market	\$116,109.49
--------------	--------------

CD's	\$146,492.41
------	--------------

Past due report shows some people have overpaid and they will have a minus next to their amount. There are a lot of accounts that have not been paid for April. There are three accounts that will be sent to our attorney to take care of.

Activities bank balance	\$59,202.74
-------------------------	-------------

Dawn Bissell asked for a motion to approve the financial report, Judy Berube made a motion to accept the report and Pat Hess seconded the motion. Report was approved by board members.

Buildings & Grounds Report: Karen Grant reported that there will be a flag raising ceremony on May 22nd, secondly, the library is moved and we are now waiting for the approval of the usage for the old building that the library was in. Jim Glynn is in touch with the county and they are trying to find records of the building being given to Certs. years ago. Richard Hamilton is helping to check into this information. The building, or shed, between the two buildings at the horseshoe grounds had to be torn down, Dave Murosky and a crew of volunteers went up and took it down. It is no longer existing. Charlie asked that they be considered in the use of the storage building once it is approved, horseshoe people would

like to be able to store their equipment in it if possible. Nothing can be done until the county tells us we can use it and then we have to get a permit for it.

Old countertop was pulled out of Blvd. clubhouse, and Jim Hiss asked if anyone had a use for the countertop, no one wanted it; it will be used down at the compound in the workroom. They will replace the old bench and put the countertop in place of it. A motion was made by Judy Berube that they use it at the compound and Karen Grant second the motion. It was approved by the board to be used at the compound workshop.

The handicap parking areas located by the Blvd. clubhouse will be repainted and repositioned due to being hazardous with people tripping over the parking space. They will be repositioned to be straighter and marked clearer. They will be making another handicap space as well. The signage in the front of the park is done, thank you to Don Berube for doing the signage. The South side will be re-painted in the fall to match the North side. The library sign has been placed at the Blvd. clubhouse showing where the library is located. Shirley Hosner reported they have the permits and Bruce, our pool man, is in the process of installing the injectors, this should be done within the next week or so. It was suggested that we go with stone instead of mulch around the clubhouse due to the washing down of the mulch during storms. Quotes need to be submitted for this to be done. The Blvd. clubhouse would be the first to get the stone, if approved. Judy presented a proposal from Oscar and would like to have Oscar do the stones and trim palm trees around the Blvd. clubhouse. Discussion was held, Judy asked for a motion to accept the proposal and let Oscar do the palm trees. Dawn reported that we took money off the common grounds to help save on the budget. A question was asked if the drains had been checked to make sure they are clear with the hurricane season starting. This will have to be checked into as to whose responsibility this is, ours or the counties. The locks for the pools are already breaking; they have had to be repaired twice now. We will be checking into an upgraded lock to see what it would cost. We have to see if we have money to replace these.

Rules & Regulations: Due to the absence of Gary Mohler, George Geake was asked to report on this. George said they had sent out about 18 violations letters, and 12 of them have been addressed and corrected or in the process of being corrected.

Golf Course Report: Dave Murosky reported –

Bank Balance as of April	\$37,820.58
Paid Out	<u>\$11,966.06</u>
Balance in Account	\$34,345.95

Dawn Bissell reported that the golf course has only been subsidized \$10,000 this year- to-date and that they still have \$37,000 available. This has been a good year for the course and they have been able to sustain their own. Congratulations to a job well done. We do, however, have the summer months to get through and will probably have to have help with maintaining the cost.

The course will only be open during the summer from 7:00 AM. To 11:00 AM. and Melissa will be doing more mowing of the golf course instead of in the Pro Shop. Project coming in June is acidification and other projects in July. The hours will be adjusted for the pro shop

accordingly. During the storm a lot of debris had to be picked up, thanks to all the volunteers that helped clean up.

Caps: Karen Grant reported that there have been 422.5 hours of patrol. Sheriff dept. reported that Thursdays at 2:00 PM seems to be the prime time for break in's. Please watch out for your neighbors as well, a lot of them are away and it is important that we all keep an eye out around us to help protect our neighborhoods. The following is an emergency number of: 863-298-6200 if you seeing anything unusual or out of the ordinary, please don't hesitate to call.

Certs: There will be a meeting on the third Tuesday of the month at 6:30 PM, this meeting will cover any information that will help in case of an emergency and what type of things need to be done. There are maps for shelters located at the clubhouse that you may keep. Please do not cut across people's yards with golf carts. Generators have been checked and are working properly. These are used for emergency only.

Dave Murosky reported that all street drains run into the ponds and the ponds run into the swamp. Please make sure that any drains around your home are clear of debris, they need to be kept clear as much as possible. Judy said a couple of the culverts are broken, this is the counties responsibility and they should be notified. The one by the 8th green is bad.

Sand bags are ready and will be brought up to clubhouse just in case of emergency. There are signs on property that should not be on the property, also, fences are starting to pop-up that are over the size that they should be. Please report any of these incidents so they can be corrected or dealt with. These people that are doing this are in violation of our laws in the community and need to be notified.

See everyone in the Fall.
Meeting Adjourned

Respectfully submitted,
Pat Hess, HOA. Secretary