

**POLO PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – CHALLENGER CLUBHOUSE
November 12, 2018**

Meeting was called to order at 7:00 PM by President Peter Sampiere. The following board members were present: Dawn Bissell, Dot Dorrington, Adrian Cleave, Dave Murosky, Joyce Parker and Drew Poteracki.
Apologies

OPENING OF MEETING: Pete opened the meeting by asking all to stand for the Pledge of Allegiance, followed by the invocation given by Ellie Torcello?

PRESIDENT’S REPORT – Pete

Pete announced the last call for candidates for the 2019 Board and the requirements for applications.

A point of order was clarified regarding the position of Election Chair Sue Meier. It was agreed she should remain as Chair.

Lynda Poteracki and Cathy will be selling the latest cook book

SECRETARY’S REPORT – Adrian

Adrian asked if all board members had read the October board minutes and if there were any additions or corrections needed. He asked for a motion to approve the October minutes. This was proposed by Dawn and Seconded by Dot. All approved.

Adrian then gave a short personal thank you to all in the park.

TREASURER’S REPORT – Dawn

- a. Report on number of liens for month:
 - 8 Properties on Lien, 1 to be passed to the Attorney tomorrow, owing \$18,171.36.
- b. Request Approval on invoices paid. Dot Proposed, Pete seconded all voted in favor.
- c. Expenditure over income was discussed; however Dawn said we are in good shape. Excellent work by volunteers and our employees have really had an impact on this position

- d. Insurance quote has been provided by Pruett-Williams following a number of meetings, identifying all the assets and ensuring we had correct cover. Our existing insurers have increased their premium so an alternative provider was asked to provide reasonable quotes. They have quoted \$3,000 less than Tower Hill our current provider. A motion was proposed to accept the new quote Proposed by Dot, Seconded by Drew all in favor.
- e. A special Assessment report was generated, 136 people have still not paid the special assessment. This assessment was due December 2017 however the Board allowed this to be paid before the annual meeting in January. If not paid before the annual meeting they will not be able to vote.

Homeowners Bookkeepers Summary – October 31 2018

Bank Balance September 30 2018	<u>\$139,564.67</u>
Deposits in October	\$46,207.81
Invoices paid in October	\$20,449.74
Bank Balance October 30 2018	<u>\$165,322.74</u>

Reserves 10/31/2018

Money Market	\$141,766.65
CD's	\$145,467.97
Total	<u>\$287,234.62</u>

Dawn presented the Activities report: October 31 2018

Activities Bookkeepers Summary –	
Bank Balance September 30 2018	\$27,133.71
Deposits in October 2018	\$7,628.85
Invoices paid in October 2018	\$4,763.99
Bank Balance October 31, 2018	<u>\$29,998.57</u>

COMMITTEE REPORTS:

BUILDING AND GROUNDS: Dot

- a. Smoking issue and signs were discussed with 20 ft being identified under Florida statute for the distance from a building. It was proposed we have signs made to address this.
- b. Form to be made for donations made to the park to identify items and the donor sign to hand over the property to the HOA
- c. The maintenance building
- d. Telephone Billing. Adrian gave the comparisons of the existing telephone and TV billing and has received a quote from Comcast to consider changing our telephone services from Frontier to Xfinity/Comcast. Following a review of the quote, Dawn

Proposed we switch companies and take up the offer from Comcast. Dot seconded the proposal all in favour.

ARC: Joyce

Joyce stated that there were a number of ARCs received and that all were approved. She stated there will be paint charts available in the office after next weekend. Please ensure approval is gained before changing house colors.

WELCOME COMMITTEE: DAWN

A large number of new people have joined the committee. 35 homes were visited and cards left for new homeowners. The meeting is held on the last Tuesday of the month all are welcome.

ACTIVITIES - Adrian

Adrian highlighted the following activities for November/December

- Craft Sale CCH Saturday Nov 17 Breakfast being served
- Thanksgiving Dinner Thursday Nov 22 Tickets on sale
- Sock Hop with The Dukes Friday 30 Nov Tickets on sale
- Barnyard Bingo Wednesday Dec 5 CCH Tickets on sale
- Flag Raising Pearl Harbor Day Friday Dec 7 BLV 10
- Poker Run 2pm Sunday Dec 9 Pot Luck Supper following
- December 10 6pm Pre Board Meeting speaker Dick Farnow Polk County Sheriff's Office Seniors Against Crime.
- Caroling around the Park Sunday Dec 16 6 pm CCH

RULES & REGULATIONS: DAVE

- Sent letter status 25 letters were sent out 7 will do the work in 15 days. The first letter is a reminder letter.
- The Rules and Regs committee had its first meeting last week.
- Committee Drafting new first letter
- Fining Committee new 2nd and 3rd letters to be Drafted 14 days to respond to the letter if nothing is heard before 14 days a fine will be imposed at \$25 per day.
- Adopt a neighbor and Common areas and Volunteers helping on case by case basis
- Thank You to Victor and Linda Padovano for utility Trailer donation to park.
- Rule of the Month: Responsibility For Maintaining Property Values. Dave read out this to the meeting.

CAP: Joyce

Nothing to report, except some general safety advice, regarding advising to wear high visibility clothing when walking at night. Watch your pets and keep dogs on a leash

GOLF: DREW

- a. Drew presented the Golf Course Summary: with the Financial and Play Report
- b. Driving around the golf course, driving on the fairways and on the greens is a problem and is being damaged. The Rangers are now keeping watch for those not keeping to the track. Handicap players were discussed and advice given as to how close to the green they can approach. Sharing a golf cart for handicap players and asking other players to help lift balls for them.
- c. Mellissa is now full time in the Pro-Shop.
- d. Over seeding will start soon.

Golf Course Bookkeepers Summary – October 31 2018	
Bank Balance September 30 2018	\$9,134.85
Deposits Month October 2018	\$10,939.42
Invoices Paid Month October 2018	\$7,562.09
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Bank Balance October 31, 2018	<u>\$12,512.18</u>

Old Business:

- a. None

New Business:

- a. Pre-Disaster Mitigation Grant Program. Dave discussed the concerns regarding the ponds. If we can get them lowered we could avoid the flooding we had last year.

Speakers from the Homeowners: -

Don Berube

“I believe that Jim Hiss and Dave Thraen have got a raw deal. They have spent time working for this park and can no longer use the workshop why? Pete described the letter received from the insurers not covering homeowners. Only employees are covered. Jim asked for his tools back and he collected them last week.”

A motion to adjourn was proposed by Joyce and seconded by Pete all in favor.

Respectfully transcribed and submitted

Adrian