

**POLO PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – CHALLENGER CLUBHOUSE
October 8, 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, and Drew Poteracki.
Apologies Joyce Parker

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 then thanked all those who provided cookies for tonite’s meeting. Pete gave an explanation of the process for those wishing to be nominated for the Board and the timescales involved.

SECRETARY’S REPORT – Adrian

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

TREASURER’S REPORT – Dawn

Restoration fund we have received \$66,531 out of the \$84,000 funded \$60,000 back to the reserves. 136 people still owe the assessment. That assessment was due immediately with time to pay for those needing time to pay. Letters and payment slips will be sent to those still outstanding shortly.

There is a budget meeting tomorrow to discuss the next year’s Budget 1pm

- a. Report on number of liens for month:
 - Currently there are 8 pages of homeowners not paying their dues.
 - One homeowner has paid \$1046 from an outstanding account and another paid a lump sum of \$500 and will make payments of \$245 per month until the balance is paid.

- b. Request Approval on invoices paid. Drew Proposed, Dot seconded all voted in favor.

- c. Attorney Expenses - A letter has been sent to a homeowner at the HOA's expense. There is a proposal that all such expenses should from now on be paid by the homeowner. Proposed by Dawn Seconded by Dot all in favor

Homeowners Bookkeepers Summary – September 30 2018	
Bank Balance August 31 2018	\$178,306.48
Deposits in September	\$21,056.20
Invoices paid in September	\$59,798.01
Bank Balance September 30 2018	<u>\$139,564.67</u>

Reserves 09/30/2018	
Money Market	\$141,766.65
CD's	\$145,467.97
Total	<u>\$249,557.75</u>

Dawn presented the Activities report: September 30 2018	
Activities Bookkeepers Summary –	
Bank Balance August 31 2018	\$27,605.99
Deposits in September 2018	\$3,341.28
Invoices paid in September 2018	\$1,919.28
Bank Balance February 28, 2018	<u>\$27,133.71</u>

COMMITTEE REPORTS:

BUILDING AND GROUNDS: Dot

- a. Shaded Area at Pool - Dot raised an initial proposal to provide a cover to shade some of the pool area. Given we need more information before we vote; she propose we obtain further information prior to a vote. Dot described the type of shade and will provide further information and pictures. Agreed. Can also be useful for the Bocce Court. Dave reiterated his concerns about the need for further research. Motion to table it was proposed by Dave and seconded by Adrian. Pete having tabled the motion agreed the homeowners were to be involved in the research and choice of this.
- b. Chemical Injectors for both Pools - These need to be fixed. Presently a technician needs to come weekly and add a significant amount of chlorine. I would like to ask the board to replace these injectors and pumps to maintain a consistent level of chlorine. Proposed we replace them \$5,534.90 Dawn proposed, Drew Second all in favor.
- c. Flaking of Pools - This need to be attended to.
- d. Update on Library: One of the homeowners has put down the vinyl flooring in the back room. The flooring is to be laid shortly to the main room. we are proud of the volunteers who helped with all the work thank you to all involved.
- e. The Thermostats are being left at 70 – 73F even when the buildings are left unattended. Given our electricity bill is very high, please return to 80 degrees when building is finished with.

f. Melissa has been pressure washing the building.

ARC: Joyce

Dawn stated that there were 9 ARCs received and that all 9 were approved. 1 didn't put an ARC in, painted their house and following a visit, was advised he couldn't have that color. He agreed to repaint the house in a correct color.

WELCOME COMMITTEE: DAWN

Nothing to report the next one is the last Tuesday of the month all welcome to attend

ACTIVITIES - Adrian

Adrian highlighted the following activities for April

- Sunday October 14 Poker Run 2 p.m. \$5 for the form 5p.m. Pot Luck Supper to follow. **Later Cancelled at meeting**
- Saturday, October 27, 3:00-7:00 p.m., CCH \$5 per person Plus \$1 per team to increase your "stuff"
- Wednesday October 31 Halloween Party 7 p.m. with Kim & The Kadillacs Tickets \$10. From the Pro Shop. Best Costume Prizes and Door Prizes.
- Thursday November 1 Pool covering Committee will be holding a meeting from 4 – 8 to plan the covering of the pool for the season and will be holding a BBQ for volunteers.
- Tuesday November 6 Elections will be held at Boulevard access is only available to voters and officials. The Pre Flag Raising meeting will be held on the Patio outside the Pro Shop that day.
- November 7 Red Hats Pie Luncheon
- November 10 Car Port Sale, with a Bake Sale and Hot Dogs at Boulevard, followed by Welcome Back Snowbirds Dance at Challenger CH 6:30 – 10:30 p.m. Tickets \$8 from the Pro Shop
- November 11 Veterans Day Flag Raising at Boulevard.
- November 11 Poker Run 2 p.m. \$5 for the form.
- November 17 the Amazing Craft Fair at Challenger CH. Breakfast and Lunch are being served.
- November 22 Thanksgiving Dinner Thursday, November 22, 1:00 p.m. CCH Doors open 12:30 p.m. 180 tickets only - \$10.00 each
- Sock Hop featuring The Dukes Friday, November 30, 7:00–10:00 p.m. CCH Tickets at the Pro Shop after 11/1, \$12
- December 5 Barnyard Bingo
- December 7 Flu Shots at Boulevard CH
- December 9 Poker Run 2 p.m. \$5 for the form 5p.m. Pot Luck Supper to follow. **Later Cancelled at meeting**
- December 10 At the December Board Meeting Dick Furnew from Polk County Sheriff's Office will be talking about Seniors Against Crime.

RULES & REGULATIONS: DAVE

- a. Residents who do not keep up property. Dave had a few phone calls during the Summer and those that had been reported had been fixed upon my return. I would like to form a Rules and Regs Committee and will be looking for volunteers. I would look for volunteers to help rectify some properties, where there is a financial problem with those households and unable to spend to have it fixed..
- b. Fining Committee has been formed to manage those homeowners who default on their fines following a breach of the rules. Dick Hamilton joined by Bill St. Aubin and Rich Gromotka will form the Committee. Dawn’s comment about the Attorney fees for letters to homeowners will be taken into consideration.

CAP: Joyce

Nothing to report

GOLF: DREW

- a. Drew presented the Golf Course Summary: with the Financial and Play Report
- b. Fertilizer and insecticide we can get this now and pay for it in June. Proposed by Drew Seconded by Dave All in Favor.
- c. We purchased via a 5 year lease 3 new mowers from Jacobson with a 3 year warranty at the end of the term these will be ours for \$1.
- d. New Staff Member in Pro Shop Marsha, Melissa is the new Pro Shop Manager

Golf Course Bookkeepers Summary – September 30 2018	
Bank Balance August 31 2018	\$14,007.71
Deposits Month September 2018	\$2,022.62
Invoices Paid Month September 2018	\$6,895.48
Bank Balance September 28, 2018	<u>\$9,134.85</u>

Old Business:

- a. None

New Business:

- a. Yard sale dates – previously discussed.

Speakers from the Homeowners: -

Carol Robert

Concerned about the growing number of rental properties in our community. I do not begrudge anybody buying a home to rent. I am concerned the increased numbers pose a risk to our wonderful community. Please action the following concerns regarding renters:

- The number of homes a person can purchase
- The number of votes a homeowner can have per home
- Potential applicants should be assessed by the Board and ensure they comply with the rules and regs.
- A Copy of the Rules be given to renters

Doug Skelly

I have recently purchased our home at 414 Tivoli Park Drive which I love. I am concerned at 402 Tivoli Park Drive, which appears to be vacant for over 6 years and is in a state of disarray. These houses unfortunately don't enhance the community. Anybody seeing such properties should report these to the Board for consideration of finding some improvement.

Al Boyd

4 Breakers including that of the freezer were turned off. Sue Meier's house was attacked and we need to be more vigilant in challenging strangers. I propose we ask for cash donations to replace the food that was lost. I will donate \$100 and I have had 3 others offer the same.

A motion to adjourn was proposed by Drew and seconded by Dave all in favor.

Respectfully transcribed and submitted

Adrian