

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
SEPTEMBER 24, 2018 Approved
LOCATION: FAITH PRESBYTERIAN CHURCH

CALL TO ORDER: President Janet Stockwell called the Board of Directors meeting to order at 4:00pm. The following Board members were in attendance:

Janet Stockwell, Dick Lowe, Nancy Dillard, Bill Geller and Pat Richmond were present in person. Ken Abraham and Tricia Burchett were on vacation and excused. Also present was Bridget Spence from Casey Condominium Management (CCM).

Bridget Spence affirmed that the meeting had been duly noticed and that a quorum was present.

OWNERS IN ATTENDANCE: Linda Cordisco- Villa 112, Gloria Lowe- Villa 168, Nelda Reinhart-Villa 175, Stan Yonkauski- Villa 91, and Bill Byers-Villa 6.

OWNER COMMENTS:

Gloria Lowe- Villa 168- Stated she had 5 copies of the Glen Oaks Manor map made and that anyone who needed one could purchase one.

Stan Yonkauski Villa 91- Stated that the concrete on Court 2N looks very good. Dick commented that the concrete was extended as far as the irrigation system would allow.

APPROVAL OF MINUTES: The Board of Directors had copies of the August 28, 2018 board meeting minutes.

A motion was made by Nancy Dillard to waive the reading of the August 28, 2018 minutes and approve them with the edit to the roll call vote. Dick Lowe seconded the motion, and all approved by voting aye.

MANAGEMENT REPORT:

Bridget Spence reviewed the bid received from Ardaman & Associates for the evaluation of the asphalt roads in the community. Nancy Dillard made a motion to proceed with Ardaman & Associates for the asphalt

evaluation at a cost not to exceed \$3,700.00. Pat Richmond seconded the motion and all approved by voting aye. The purpose of this evaluation is to gain current life expectancy of the asphalt in the community to update the reserve section of the budget.

Bridget Spence reported that streetlight 11 is out. A second bid was received by Care Electric and reviewed by the maintenance committee. The bid did not provide for a bucket truck which would be an additional cost. Therefore the recommendation was to proceed with the original bid received by Owen's Electric. **Dick Lowe made a motion to proceed with the bid from Owen's Electric for street-light 11. Pat Richmond seconded the motion and all approved by voting aye.**

AD HOC RENTAL COMMITTEE:

Linda Cordisco reported for the committee. The committee met on September 13, 2018. We reviewed the rental amendment one more time and there were no additional changes that were needed. Two dates were suggested for the town hall meetings. The structure of the meeting was discussed with the board. **Pat Richmond made a motion to proceed with the scheduling of the two town hall meetings discussing the two amendments. Nancy Dillard seconded the motion and all approved by voting aye.** Bridget Spence will contact the church and find out if the dates that are recommended are available.

The letter of communication from the committee to the owners was reviewed. Suggested changes were made. Nancy Dillard will send the recommended changes and they will be incorporated. Once the dates are confirmed for the town hall the information will be sent to owners.

The Board thanked the committee for their hard work on this amendment package.

PRESIDENT'S REPORT: Janet Stockwell discussed the upcoming meeting schedule. October meeting will be October 22nd. We then head into the holiday season and a recommendation was to combine the November and December meeting and to move the January meeting to early January. **Nancy Dillard made a motion to schedule a meeting December 3, 2018, January 14, 2019 and the annual meeting will be February 2, 2019. Dick Lowe seconded the motion and all approved by voting aye.**

Janet Stockwell stated that the draft of the minutes will be sent to all board members for input and edits. We ask that you respond with any edits within three (3) business days so the draft can be sent to the owners in a timely basis.

VICE PRESIDENT'S REPORT: Ken Abraham no report currently.

SECRETARY'S REPORT: Tricia Burchett no report currently.

TREASURER'S REPORT:

Nancy Dillard presented a full treasurer report, which is available upon request. As of August 31, 2018, we have \$90,495.01 in the operating bank account and \$548,586.10 in the reserve bank accounts. We are under budget through the month of August 2018 in the amount of \$1,632.19. We continue to reduce the deficit for the year to date and are now only \$572.64 over budget. **Nancy Dillard made a motion to approve the treasurer's report. Pat Richmond seconded the motion, and all approved by voting aye.** A full financial report is available upon request. Bill Byers continues to maintain the reserves. Bill reviewed the expenses that have been approved and provided an updated sheet to the board. One expense was approved at the last meeting from the reserves in the amount of \$5,000 if needed for Villa 1 tree removal. **Dick Lowe made a motion to reverse the motion to expend \$5,000 from the reserves to remove the oak tree at Villa 1 as the tree did not meet the city arborist criteria for removal and was not removed. Bill Geller seconded the motion and all approved by voting aye.**

MAINTENANCE COMMITTEE REPORT:

Dick Lowe reported on the projects

1. Villa 1: The work has been completed on the concrete. However, some regrading is needed. Bids were reviewed, and **Dick Lowe made a motion to proceed with the bid from Elite for the re-grading at a cost of \$500. Pat Richmond seconded the motion and all approved by voting aye.**
2. The concrete strip was installed on the cul-de-sac at Court 2N.
3. The driveway pavers for this year's repair jobs have been ordered and are scheduled for delivery September 30, 2018.

4. The city has installed the sign at the 12th Street entrance and it looks very nice.
5. The lake house sidewalk and steps as well as the 54 sidewalk trip hazards will be scheduled very soon.
6. Dick stated that the painting specs have not gone out for bid yet for the wall project but the committee will work on this.

LANDSCAPE COMMITTEE REPORT:

Pat Richmond provided information on the program from the City of Sarasota for free canopy trees as part of the Arbor Day celebration. She will work to see if we can obtain some additional free trees for planting.

ARCHITECTURE COMMITTEE REPORT:

Bill Geller reported that the owners of Villa 6 submitted a request to allow a portion of the utility fence to remain down during repairs to the pool heater and until an entire new utility fence can be installed. **Bill Geller made a motion to approve this request. Dick Lowe seconded the motion and all approved by voting aye.**

Bill Geller made a motion to approve the request from Villa 83 for the new roof installation. Pat Richmond seconded the motion and all approved by voting aye.

Bridget Spence reported that Villa 152 has returned the columns to the original style as requested.

OLD BUSINESS:

Owners are very pleased with the addition of the pet receptacle at the north east corner of the community.

NEW BUSINESS:

Janet Stockwell stated that the owner of Villa 9 has installed a wood border along the sidewalk to keep the wheelchair that is used by the resident from going off into the grass and possibly tipping the wheelchair over. Janet will meet with the owner and a request will be brought to the next meeting for approval for these borders to remain.

OWNER COMMENTS:

Nelda Reinhart- Villa 175: thank you to the board and committees for all their work to make this community a great place to live.

NEXT MEETING DATE:

The next board meeting will be October 22, 2018 at 4:00pm at Faith Presbyterian Church.

ADJOURNMENT: A motion was made by Dick Lowe and seconded by Nancy Dillard to adjourn the meeting at 5:10 pm. All approved by voting aye.

Submitted by: Bridget Spence, Association Manager

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