

Approved
GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING JANUARY 26, 2015
LOCATION: FAITH PRESBYTERIAN CHURCH

CALL TO ORDER: The Board of Directors meeting was called to order by Janet Stockwell, President, at 4:04 p.m. Nancy Dillard, Secretary, confirmed that proper notice had been posted and a quorum was established with the following Board members in attendance:

Janet Stockwell, Peg Tams, Nancy Dillard, Bill Byers, Rick Randall, Steve Levine, and William Tidmore were present in person. Also present were Bridget Spence and Janet Feliciano from Casey Condominium Management (CCM).

Homeowners present were: Al Bottner – Villa 141, Bob Littlefield – Villa 17, Toni Greif – Villa 34, Werner Venter – Villa 196, Burt Gloor – Villa 153, Al Hopkins – Villa 61, Chris Anderson – Villa 50, George Scholomiti – Villa 92, Sandy Levine – Villa 46, and Gloria Lowe – Villa 168.

APPROVAL OF MINUTES: Copies of the minutes of the Board of Directors regular meeting of December 15, 2014 were distributed. **A motion was made by Nancy Dillard to waive the reading of the minutes and approve the minutes. Steve Levine seconded the motion and all approved by voting aye.**

MANAGEMENT REPORT:

Janet Feliciano reported that the back landscaping lights at the Prudence entrance have been installed with new fixtures and LED lighting. There appears to be a photo cell problem and United Electric has been requested for service.

A new stop sign has been installed at the Glen Oaks Ridge exit at Prudence.

Mike Reed from SW Services will be dedicated to the eight (8) hours extra allotted monthly for concrete work. Janet Feliciano and temporarily Ray Stockwell will manage the current concrete spreadsheet to delegate the order in which work is to be performed.

Jim Paquin from SW Services is our new maintenance team member. He will be on site 8 a.m. – 11 a.m. Monday – Friday.

Street light poles #5, #23 and #26 are call backs for United Electric. Numbers 12, 34 and 35 have all been called into FPL for re-lamping.

On January 15, 2015 seven (7) request for compliance letters were sent out and we have had three responses.

Nancy Dillard moved to restore the voting interests to three villas: 21, 23 and 175 due to the aged receivable accounts for these villas are now current. Bill Byers seconded the motion and all approved by voting aye. This will constitute 59 votes needed in person or by proxy for a quorum at the upcoming Annual Membership Meeting.

PRESIDENT'S REPORT: Janet Stockwell reminded all Board members when highlighting or reading your report at the Annual Meeting please introduce your committee members.

VICE PRESIDENT'S REPORT:

Peg Tams reported that Norm Dumaine, President of Glen Oaks Estates HOA, contacted her after Janet Stockwell passed her name on to him. Norm called about the Urban Design Studio three-year contract with the City. They will be making recommendations regarding how neighborhoods can be enhanced in terms of things like transportation, aging in place, recreation

and parks, services needed by residents, etc. They will meet with representatives from the Glen Oaks properties on Feb 11, 2015 to get our ideas and feedback; then they will do an audit walk through our area and make recommendations. The idea is to create a new kind of zoning code that is form-based rather than use-based. Glen Oaks Estates and Ridge are planning to attend. Peg Tams will attend the first meeting. She would like another Board member to be the lead person from our community as we go forward.

SECRETARY'S REPORT: Nancy Dillard reported that Susan Hopkins and Toni Greif have volunteered for the Welcome Committee.

Additionally, we need a Nominating Chair to announce at the 2015 Annual Meeting. The Board will approach volunteers at the Annual Meeting. Burt Gloor will help look for a 2015 Nominating Committee Chair.

TREASURER'S REPORT:

1.	December 31, 2014 Financials	
	Operations	\$ 65,220.21 (38 % in money market funds)
	Reserve	\$ 438,798.57 (100% in money market funds)
	Prior Yrs Fund Balance	\$ 66,208.92
2.	October Expenses	
	<u>Operations:</u>	
	Labor	1240.00
	Lawn Services	10,564.53
	Landscape Restoration	915.50
	Fence Repairs	00.00
	Security/Lighting	278.00
	Grounds Maint & Repairs	823.83
	Irrigation Repairs	2,638.79
	Tree Trim & Removal	00.00
	Lake Maintenance	104.00
	Backflow inspections	2,316.00
	Electric	505.58
	Water – Irrigation	19.20
	Management Fee	1,704.00
	Postage & Other	320.66
	Newsletter	792.07
	Legal Services	818.98
	Insurance – Property/Liability	532.70
	Bank Fees	00.00
	Transferred to Reserve	16,500.33
	<u>Reserve:</u>	
	Villa Infrastructure Maint.	3,860.00
	Painting Expenses	47,940.50
	Driveway Repairs	5,942.00
	Sidewalk Repairs	888.00

Bill Byers reported the Board budgeted \$136,092.00 for reserves expenditures this year and the Board approved \$103,280.00 in reserve expenses year to date and this realizes a cushion. As far as the Gazebo inspection completed in the fall, a reinspection will be scheduled for 2016.

ARCHITECTURE COMMITTEE REPORT:

William Tidmore presented an Architectural Approval Form for Villa 10 to install a new utility fence within 11' of the courtyard wall in compliance with Architectural Standards. **William Tidmore made the motion to approve the request as presented. Steve Levine seconded the motion and all approved by voting aye.**

William Tidmore presented an Architectural Approval Form for Villa 155 to install a new utility fence across the entire width of the courtyard. **William Tidmore made the motion to approve the request as presented. Bill Byers seconded the motion and all approved by voting aye.**

William Tidmore made a motion to rescind the solar panel approval for Villa 35 granted at the December 2014 meeting as the owners did not apply for the FPL rebate. Bill Byers seconded the motion and all approved by voting aye.

The question was raised regarding the drainage issue at Villa 61 and whether the alternate solution to reduce the berm was feasible. William Tidmore stated that he would meet with Rick Randall and Steve Levine to examine the work required. At this time, the owner of Villa 50 stated that he is experiencing similar drainage issues and presented a bid for correction of the issue. The group will look at his issue at the same time.

No Street Sign Project update at this time.

Front window shutter update: NSA has been on-site completing the installations. Some windows have white frames inside the brown shutters without prior Board approval and are visible from the street – Casey will inspect the property and note those windows with white frames observable from the street and report these findings back to the Board for review. William Tidmore noted that the white frames can be painted with brown PVC paint from Benjamin Moore.

LANDSCAPE COMMITTEE REPORT:

Rick Randall reported he is waiting to hear further information from the conversation between the Sarasota City arborist, Nigel Whiet, and the hired Arborist Alex Driscoll for direction for Villa 90's tree. A City permit for removal of the tree has been issued.

Janet Stockwell suggested the Urban Design Studio consider a mature tree replacement program.

MAINTENANCE COMMITTEE REPORT:

Steve Levine made a motion to approve the staging of pool paver pallets on the courtyard construction area of Villa 34 (rather than the driveway to prevent the slab from cracking) for two weeks weather permitting. Nancy Dillard seconded the motion and all approved by voting aye. An approval sign will be affixed.

Advanced Drain and Hydro has examined the storm drain issues along Court 2 North and submitted a proposal to clear the pipe and also a separate proposal to fabricate a stronger grate at the top of the weir and install a new fiberglass (DOT UV rated) baffle. **Steve Levine moved to accept Advanced Drain and Hydro's proposal for a total of \$5,220.00 provided this quote includes an adjustable baffle for the weir. Bill Byers seconded the motion and all approved by voting aye.**

OLD BUSINESS: Traffic Control Committee – Henny McDowell and Peg Tams met and reported that the Police Chief, after consulting with the City Attorney, stated that the City can enforce speed limits and stop signs within GOM. The Police Chief, stated that if we submit the license plate number of a vehicle that is clearly speeding, the City can send a warning letter and that if we identify a location and time where speeding is a problem, they can send a patrol car to enforce the speeding or stop sign regulations. The committee will solicit additional members at the annual meeting and will prepare a survey for Board approval which will be distributed to the community. Based on the survey and other investigation, the committee will then make recommendations to the Board.

NEW BUSINESS: No new business at this time.

OWNER COMMENTS:

Bob Littlefield, Villa 17 – Reported concern of leaves and debris being blown into storm drains.
Toni Greif, Villa 34 – Asked about mold on cages and Association policy and procedure.

Rick Randall, Villa 82 – Reported Villa 84 has mold on the exterior wall and would like a 14-day notice for remedy or to bill the owner to have it cleaned for them. Casey will explore and may allow our Maintenance worker to accomplish.

Gloria Lowe, Villa 168 – Glad the lights and the stop sign are in at the Prudence entrance. The palm in the center island needs to be fertilized by Truscapes. Reported that Casey Management has not returned phone calls and they would like better responsiveness.

Burt Gloor, Villa 153 – Currently has three folks for the new Board and needs one more. Bill Byers and John Vogel have made his job easy. Additionally, would like consideration of various front door colors to be readdressed. Lastly THANK YOU BOARD OF DIRECTORS for all the hard work you have done.

Al Hopkins, Villa 61 – Stated that the top of his lanai wall is not painted; it is bare cement. This Villa is in this coming year's paint schedule and the stucco might come off. He was reassured that any stucco repair is part of the paint project.

NEXT MEETING DATE:

February 7, 2015 – Annual Meeting

February 7, 2015 – Organizational Meeting

The next regular Board of Directors meeting will be Monday, February 23, 2015 at 4:00 p.m. at Faith Presbyterian Church in the Gym classroom 201A.

ADJOURNMENT: Upon a motion made by Steve Levine and seconded by Bill Byers, the meeting was adjourned unanimously at 5:20 p.m.

Submitted by: Janet Feliciano, Association Manager