

**GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING DECEMBER 15, 2014**  
**LOCATION: FAITH PRESBYTERIAN CHURCH**

**APPROVED**

**CALL TO ORDER:** The Board of Directors meeting was called to order by Peg Tams, Vice President, at 4:01p.m. Nancy Dillard confirmed that proper notice had been posted and a quorum was established with the following Board members in attendance:

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

Homeowners present were: Sandy Levine – Villa 46, Burt Gloor – Villa 153, Toni Greif – Villa 34, Don Price – Villa 19, Robert Henry – Villa 29, Al Hopkins – Villa 61, Ray Stockwell – Villa 10, and Edie Kaplan – Villa 104. Also present was Dr. Barry M. Corn, a current renter.

**APPROVAL OF MINUTES:** Copies of the minutes of the Board of Directors regular meeting of November 17, 2014 were distributed. **A motion was made by Nancy Dillard to waive the reading of the minutes and to approve the minutes. Bill Byers seconded the motion and all approved by voting aye.**

**MANAGEMENT REPORT:**

Janet Feliciano reported that our painting cycle is completed with very smooth progress throughout the project. Feedback from the community has been extremely favorable. Nine villa numbers have been lost and need replacement. Casey is finalizing the size, style and quantities to place an order with Signs Now. Our project manager, George McGonagall from Questar Construction, kept a meticulous matrix of all 46 villas that he updated with each inspection. Only 6,541 square feet of paint stripping was required for this paint cycle, which is very low in comparison to last year. Additionally, these villas were in much better shape and as a result NO extra stucco or fascia charges were incurred by the Association. The effective pre-painting letters and price for fascia repairs seemed a great incentive for residents to have repair work done in advance of the painters.

Villa 113 is working on removing the aged propane tank in the front common ground area.

We have had Gate Doctor out once this month to repair the back gate.

The landscaping lights at the Prudence entrance are not functioning due to failed wiring and ballasts. They are old and the ballasts are no longer available. At the direction of the Architecture and Maintenance Committee Chairs, Casey is working on sourcing LED fixture options to present to the Board. Casey will also consider replacement at the 12<sup>th</sup> street entrance for consistency for future repairs throughout the Manor.

Terry is able to complete 2-3 sidewalk repairs within his eight (8) hours extra allotted a month and is working with Ray Stockwell on the paver project, which is outside the "maintenance" hours for GOM.

Streetlight poles #5 and #26 have been repaired. Light pole numbers 13, 18, 22, 23 and 36 have all been called into FPL for re-lamping. Streetlight # 26 is a call back for United Electric.

Lapensee Plumbing has completed 193 backflow inspections. Forty-one (41) backflows failed inspection and letters have gone out to those owners requesting repair and recertification of Sarasota County compliance.

Prior to the Annual Meeting and in accordance with the Bylaws (Section 3.2), **Nancy Dillard moved to suspend the voting rights of the owners of Villas 12, 21, 23, 31, 175 and 192 due**

**to nonpayment of regular assessments that are delinquent in excess of ninety days. The motion was seconded by Steve Levine and all approved by voting aye.**

**PRESIDENT’S REPORT:**

As acting President, Peg Tams presented an Addendum to the Painting Contract covering the cost of 6,541 square feet of paint stripping at the agreed contract price per square foot. **Steve Levine made a motion to accept the Addendum to the Painting Contract for \$14,717.25. William Byers seconded the motion and all approved by voting aye.**

Peg Tams noted that next painting cycle the project matrix will be provided to the Board cluster by cluster to keep all members up-to-date. Bill Byers noted that he will adjust the reserves to incorporate the estimated Questar Construction project management fees and the additional paint stripping costs based on this year’s average cluster costs.

The Ad Hoc Committee on speeds bumps will submit a Newsletter article on speeding and hope to get feedback on the community’s position on the speeding and safety problem.

The Nominating Committee reported they have three candidates for the upcoming election and need one more to fill the fourth vacancy.

All Annual Officer and Committee Reports are due for distribution or will have to be read at the Annual Membership Meeting.

**VICE PRESIDENT’S REPORT:** No report.

**SECRETARY’S REPORT:**

Nancy Dillard reported that Newsletter articles are due on the 17<sup>th</sup> of December.

The first notice for the 2015 Annual Membership Meeting will be mailed on the 18<sup>th</sup> of December.

The specific wording of the amendment to the Landscape Standards passed at the November meeting required another vote by the Board. On page 15, under Split Rail Fence, after the sentence “These plantings are to be maintained to a maximum height of 40 inches (40”).” insert the following new sentence: “When planted, the plants must be a minimum of 18 inches (18”) high off the ground.” **Nancy Dillard moved to accept the proposed Landscape Standards change. Bill Byers seconded the motion and all approved by voting aye.**

**TREASURER’S REPORT:**

November 30, 2014 Financials

Operations	\$ 55,706.17 (45 % in money market funds)
Reserve	\$ 479,003.73 (100% in money market funds)

Bill Byers gave updates on the following items:

- November Report to the Board
- November Expenses Update
- Reserve Update
- Painting Expenditures Update

Bill Byers submitted his Annual Treasurer’s Report from April 1, 2014 – November 30, 2014. He stated that Glen Oaks Manor Home Owners Association continues to be on sound financial footing, both in our yearly and our long-term reserve accounts. This reflects eight months or 66.66% of the year with a total expense expended of 64.84%.

**Bill Byers moved to adopt the 2015-2016 budget as presented. Nancy Dillard seconded the motion and all approved by voting aye.**

#### **ARCHITECTURE COMMITTEE REPORT:**

Front window shutter update: National Shutter and Aluminum Inc. are on property today. Do not remove any stickers on installed new windows until the city inspector conducts the final inspection.

#### Architectural Requests:

William Tidmore presented an Architectural Approval Form for Villa 29 to install solar panels on the south and west roofs, but not on the garage roof. **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 19 to install solar panels on the south and west roofs, but not on the garage roof. **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 35 to install solar panels on south and west facing roofs, including the garage roof, if necessary. The request also asked to remove the bottle brush tree on common ground next to Villa 35, if necessary. Much discussion ensued. It was noted that Florida statutes state that "No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting solar collectors...from being installed on buildings erected on the lots or parcels covered by the deed restrictions, covenants, or binding agreements." and "...such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that such determination does not impair the effective operation of the solar collectors." The bottle brush tree also affects shading at Villa 46. Removal of the tree requires approval by the City Arborist. It was proposed that perhaps trimming the tree would allow enough light through to meet the purpose, which was to maximize solar panels on the south roof vice the garage roof. The owner agreed to contact the City Arborist for recommendations and will report back to the Board. If the owner does not receive FPL Rebate Approval, solar panels will not be installed. **William Tidmore made the motion to approve the request for solar panels on the south roof first and on the garage roof only if absolutely necessary. Steve Levine seconded the motion and all approved by voting aye.**

William Tidmore presented an Architectural Approval Form for Villa 34 to install a pool. **William Tidmore made the motion to approve the request with the stipulation that the owner is required to restore the common property to original condition with respect to sodding and irrigation. Bill Byers seconded the motion and all approved by voting aye.**

**LANDSCAPE COMMITTEE REPORT:** Rick Randall reported that the sod in front of Villa 103 needs to be replaced due to utility work damage.

#### **MAINTENANCE COMMITTEE REPORT:**

**Steve Levine moved to accept the United Electric proposal to install four (4) LED landscape floodlights at the Prudence Entrance for \$1,148.00 to replace the existing obsolete lights. Nancy Dillard seconded the motion and all approved by voting aye.**

**Steve Levine made a motion to approve up to \$900.00 to resolve the drainage problem at Villa 61 by either installing a drain or shaving the berm. Bill Byers seconded the motion and all approved by voting aye.**

Driveway paver repair is an Association responsibility, normally contracted out as a project when a large number of driveways require maintenance. On those occasions when only a few paver tiles need to be replaced on a single driveway, then the Association maintenance worker will perform the repair. The Association needs to purchase a case of paver tiles and grey grout to have on property for these minor repairs.

Lane 1 South has a water leak in the middle of the road. This is not an irrigation issue and the City of Sarasota has been called and a work ticket has been issued.

**WIER DISCUSSION:** Bill Byers feels that, barring an emergency, the lake levels should be a Board decision. We have to be careful about the time of year to lower the lake, i.e., not during or just prior to the dry season.

**STORM DRAIN DISCUSSION:** The Court 2 North drain was cleaned by maintenance and pockets on each side of the bottom of the drain area were filled with sand to alleviate deteriorating leaves from composting and smelling. In 2011, a study was conducted on the storm drains and found that even after lowering the lake five inches, there was still standing water in the Court 2N drain. Currently, the outflow drains are covered with vegetation and need to be cleared. The storm drains can also be accessed and jetted, if necessary. Casey will ask George McGonagall from Questar Construction to inspect and access the storm drain problem and what steps we might take to remedy the situation. This is a maintenance expense of less than \$500.

**OLD BUSINESS:** Nancy Dillard will submit a letter of explanation for the annual mailing regarding the Harvest Property Usage.

**NEW BUSINESS:**

Newsletter articles are due the COB on Wednesday December 17.

Coffee and donuts are approved for the Meet and Greet before the upcoming Annual Meeting.

**OWNER COMMENTS:**

Burt Gloor, Villa 153 – Stated our trees make this community unique and there are consequences if a tree is cut or damaged.

Edie Kaplan, Villa 104 – Noted that a new member is needed on the Welcome Committee.

Dr. Barry Corn is currently renting and stated he feels GOM is a great community, quaint and well kept, and he would like to rent again next season.

**NEXT MEETING DATES:** The next regular Board of Directors meeting will be Monday, January 26, 2015 at 4:00 p.m. at Faith Presbyterian Church. The 2015 Annual Meeting is Saturday, February 7, 2015 at 10:00 a.m. at Faith Presbyterian Church with a Meet and Greet at 9:00 a.m.

**ADJOURNMENT: Upon a motion made by Nancy Dillard and seconded by Bill Byers, the meeting was adjourned unanimously at 5:35 p.m.**

Submitted by: Janet Feliciano, Association Manager