

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
JANUARY 8, 2018-
LOCATION: FAITH PRESBYTERIAN CHURCH

CALL TO ORDER: President Toni Greif called the Board of Directors meeting to order at 4:00 PM. The following Board members were in attendance:

Toni Greif, Stan Jones, Nancy Dillard, Pat Richmond, and Rick Randall were present in person. 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.

Mike Tippery- Villa 32, Scott Nutter- Villa 37, Peter Livingston- Villa 41, Tom Sidgmore- Villa 152, Gary Pulcinella- Villa 194, Bill Byers- Villa 6, Edie Kaplan- Villa 104, Lee StJohn- Villa 34, John Conradi- Villa 82 , Bob Littlefield- Villa 17, Nelda Reinhart- Villa 175, Rosemarie Ziehlsdorf- Villa 195, Nancy Sunday- Villa 154, Janet Stockwell- Villa 10, Scotty Ledford- Villa 8.

OWNER COMMENTS:

Scotty Ledford asked what is the approved utility fence for the villas? The wood material was the approved material. At this time PVC has not been approved as a material option.

Peter Livingston stated that the utility fence should have been able to be replaced with the PVC material. Also, Peter stated that he works in the lighting industry and would like to give bid information on the street lights, as the current model is one of the most expensive on the market. Bob Littlefield thanked the board for replacing the gates. Bob suggested putting the LED lights on both sides of the arms.

Gary Pulcinella suggested that the new handyman be invited to the annual meeting for owners to meet him.

Edie Kaplan reported that the metal roofing material that she mentioned at a previous meeting was not a good material for the villas because of the pitch of the roof.

Janet Stockwell mentioned that the jasmine experiment at Villa 136 does not appear to be working. The landscape committee is going to be reviewing this yard in the spring.

APPROVAL OF MINUTES: The Board of Directors had copies of the December 4, 2017 and December 15, 2017 board meeting minutes.

A motion was made by Nancy Dillard to waive the reading of the December 4, 2017 and December 15, 2017 minutes and approve them as presented. Pat Richmond seconded the motion and all approved by voting aye.

MANAGEMENT REPORT:

Bridget Spence reported that compliance inspections continue. Owners continue to work towards bringing their maintenance into compliance. We have two homes that have reached the fine process in compliance. Villa 4 and Villa 169 both have maintenance that needs to be addressed and have received multiple letters regarding the issues. Stan Jones made a motion to send the fine notice letter of a fine in the amount of \$100 to Villa 4 and Villa 169 advising that they can request a compliance hearing. Nancy Dillard seconded the motion and all approved by voting aye.

Painting Cycle- The punch list inspection will be done this week. The project has been completed. The final 10% will be held until the punch list is completed.

PRESIDENT'S REPORT: Toni Greif discussed drones for personal use. Drones can be dangerous to birds and planes. Glen Oaks Manor is in the flight path for SRQ airport. There are very little regulations for their use. The association should consider adopting a policy on drone usage.

Toni Greif stated the annual meeting is scheduled for February 17, 2018. We have four board openings for the 2018 board of directors: Stan Jones, Dick Lowe, Toni Greif and Pat Richmond's terms are the terms that are expiring. Please consider volunteering for the community. In addition to board members, we are looking for people to serve on the 2019 nominating committee.

Welcome Committee- Toni thanked Susan Stavros for her work with the welcome committee. Susan Callahan will take over the committee for the season and will find a suitable back-up for when she is up North during the summer.

VICE PRESIDENT'S REPORT: No report at this time.

SECRETARY'S REPORT: Dinah Stamp resigned from her position as Secretary. Thank you to Dinah for all the hard work in updating each and every owner's contact information—which was an enormous task. Discussion was had on if a printed directory should be put together. After discussion it was determined that a printed directory in a booklet format would be produced again this year, in addition to placing this information on the website. The directory can be updated frequently on the website. Future booklets will be determined by demand. **Nancy Dillard made a motion to proceed with the printing of the directory with the goal of having it available for owners to pick up at the annual meeting. Stan Jones seconded the motion and all approved by voting aye.**

TREASURER'S REPORT:

Nancy Dillard presented a full treasurer report, which is available upon request. As of November 30, 2017 we have \$91,505.83 in the operating bank account and \$628,734.13 in the reserve bank accounts. We have a net loss for the month of October 2017 in the amount of -\$1,628.77 but a surplus year to date \$17,546.35. **Pat Richmond made a motion to approve the treasurer's report. Rick Randall seconded the motion and all approved by voting aye.**

A reminder that auto pay is available for your monthly maintenance fees. This can be set up directly and Casey Management can provide you will a form to expedite the process. New coupon books will be ordered after the annual meeting and should arrive in early March. New coupon books also include a pre-authorized form for electronic payment of your association dues monthly.

MAINTENANCE COMMITTEE REPORT:

Dick Lowe was not present, but Tom Sidgemore was present representing the committee.

1. **Fence should now be in place and most people seem to be very happy with the product.**

2. **Back Gate Project** A total new gate system with all the latest electronics was ordered and installed by H&Y Fence Company on Dec. 27 2017.
3. Once the driveway project is complete next year we have other projects being considered. All to maintain our **Infrastructure**.
4. We feel maintenance of our campus and making sure our **infrastructure** is being maintained is our **HIGHEST PRIORITY**
5. We have been working with Bridget setting some guidelines for our new Maintenance person Jim Larkin. You may have noticed that both entrances have a cleaner look. The entire campus is being covered. If you see something you think we have missed please let Bridget know. We try to put all direction through Bridget.
6. We would like to thank all that allowed us to plug in for some electricity and water through the painting & fence projects.

ARCHITECTURE COMMITTEE REPORT:

Rick Randall reported that the owner of Villa 188 requested to install solar panels. **Rick Randall made a motion to approve the owner request at Villa 188. Nancy Dillard seconded the motion and all voted in favor by voting aye.**

LANDSCAPE COMMITTEE REPORT:

Pat Richmond reported that Black Tie Tree Service was out with the city arborist to review the owner requests of the removal of the pine at Villa 170, the removal of the swamp oak at Villa 77, as well as the request to trim back the oak at Villa 61 to give better exposure to the solar panels. The city arborist would not approve the pine removal at Villa 170. However, they will be monitoring this pine as part of a pilot program they are doing. Villa 61 the tree could be trimmed further but in order to allow the tree to be trimmed it must be balanced on both sides. Therefore the cost of this would be \$700 for this trimming. The owner would be responsible for this cost as the tree was trimmed during the last trimming completed in December. Villa 77 the swamp oak was approved by the city arborist to be removed, but it must be replaced by an oak in the same lot. **Pat Richmond made a motion to remove the SWAMP OAK at villa 77 and plant the replacement oak at a cost of \$2,275, to be taken from the reserve budget. Stan Jones seconded the motion and all approved by voting aye. Pat stated that this project would be done**

when the crane is needed for additional work in the neighborhood in an effort to save funds.

Pat Richmond reported that we continue to not use Roundup. We have ordered the first round of hand weeding to be done throughout the community.

Pat Richmond and Bridget Spence will meet with Ed Alley and the landscaper to see what options are available for the front yard where the jasmine is not thriving.

OLD BUSINESS:

There was no old business discussed at this meeting.

NEW BUSINESS:

Edie Kaplan stated that she would be willing to organize a picnic in March as was done last year. This would be a potluck style gathering.

Pat Richmond discussed that a rental amendment package is going to be mailed to all owners before the annual meeting. We have villas that are currently advertising on Air B&B and other short-term rental websites for daily rentals. The community is not a hotel/resort. Please carefully consider voting on the rental restrictions that are being presented to the community.

NEXT MEETING DATE:

The next meeting will be the Annual Meeting, Saturday, February 17, 2018 at noon at Faith Presbyterian Church.

ADJOURNMENT: A motion was made by Nancy Dillard and seconded by Rick Randall to adjourn the meeting at 5:25 pm. All approved by voting aye.

Submitted by: Bridget Spence, Association Manager