

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
JUNE 25, 2018- Approved
LOCATION: FAITH PRESBYTERIAN CHURCH

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

Ken Abraham, Nancy Dillard, Tricia Burchett, Bill Geller and Pat Richmond were present in person. Janet Stockwell and Dick Lowe 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: Bob Thurston-Villa 1, Chris Anderson-Villa 50, Bob Littlefield-Villa 17, Nelda Reinhart-Villa 175, Stan Yonkauski-Villa 91, Scotty Ledford-Villa 8, Edie Kaplan-Villa 104, Bill Byers-Villa 6, Mike Tippery-Villa 32, Alan Hopkins-Villa 61 and Enid Romanek-Villa 53.

OWNER COMMENTS:

Edie Kaplan-Villa 104 - Asked if her request for reimbursement would be discussed during the meeting. Yes, it was on the agenda under the manager's report.

Bob Littlefield-Villa 17 - Thanked all the residents that pitched in during his wife's recent illness.

Al Hopkins-Villa 61 - Asked if the condition of his front yard and new installation of the hydro-seed had been reviewed? Yes, we are monitoring this experimental process.

APPROVAL OF MINUTES: The Board of Directors had copies of the May 21, 2018, board meeting minutes.

A motion was made by Bill Geller to waive the reading of the May 21, 2018 minutes and approve them as presented. Nancy Dillard seconded the motion, and all approved by voting aye.

MANAGEMENT REPORT:

Bridget Spence reported that compliance inspections continue. 11 letters were sent to owners for various maintenance or compliance issues.

The owner of Villa 104 submitted a request for reimbursement for \$73.67 for damage done to her car while it was parked on the street during the recent asphalt work. The board did not approve her request because the origin of the damage was unknown.

Communications- The minutes were sent by E-Blast this past month in draft format. E-Blast continues to be well received. The website was updated with the minutes. The website changes that were discussed last month were implemented.

PRESIDENT'S REPORT: Janet Stockwell was not present at this meeting due to previously scheduled travel.

VICE PRESIDENT'S REPORT: Ken Abraham reported about the compliance workshop. Ken will be forwarding information to the attorney for the final process in implementing the new compliance procedures.

SECRETARY'S REPORT: Tricia Burchett that she did additional research on the newsletter for the community that could be distributed electronically as well as posted on the website. Tricia provided a report as to how the quarterly newsletter would be published.

Tricia Burchett made a motion to approve the newsletter project at a cost not exceed \$500.00, with a disclaimer that the advertisers are not endorsed by the association. Pat Richmond 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 May 31, 2018, we have \$104,097.34 in the operating bank account and \$556,881.89 in the reserve bank accounts. We have a net income through the month of May 2018 in the amount of \$2,430.95.

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.

Nancy Dillard reported that the 2017-18 audit had been reviewed and was completed. The association ended the fiscal year on March 31, 2018 with a surplus of \$10,424.13.

Bill Byers presented the reserve budget for 2018-2019 with the reserve expenses that have been approved to date. Bill will take the audit information and finalize the 2017-2018 reserve plan.

MAINTENANCE COMMITTEE REPORT:

Dick Lowe was absent due to previously scheduled travel, Stan Yonkauski was present from the committee to report:

1. The rip rap for the lake house has been installed. However, a sidewalk needs to be installed for access as well as a paver platform. Possibly installing a handrail was briefly discussed but not voted on.

Nancy Dillard made a motion to approve the use of the red pavers in inventory for the platform at the lake house. Bill Geller seconded the motion, and all approved by voting aye.

2. Bench pads- will be concrete and have been scheduled with JC Procrete.
3. The channel work (center street concrete) on Terrace 1 and Lane 1 has been completed.
4. The street sign request at Beneva and 12th Street is still pending.
5. The driveway work at Villa 1 will be done after July 22nd.
6. Court 2 North Cul de sac turn solution. The committee feels the proper solution is to add a 5'-wide concrete section on the east side of the cul de sac giving trucks a wider path to negotiate the turn.
7. Sidewalk solutions were discussed. The committee is recommending repairing some 54 sidewalk hazards, installing a 5' x 35' lake house sidewalk and a 5'x 45' wide strip to Court 2N at a cost not to exceed \$10,000.00.

Nancy Dillard made a motion to approve the three remaining concrete projects as recommended by the committee at a cost not to exceed

\$10,000.00. Pat Richmond seconded the motion, and all approved by voting aye.

LANDSCAPE COMMITTEE REPORT:

Pat Richmond reported that Black Tie Tree Service has completed the hurricane hazard pruning of the oaks in the community. During this work, two trees on Court 1N were found to be in possible weakened health or diseased. The city arborist will be out to analyze these trees. **Pat Richmond made a motion to approve an expense of up to \$5,000.00 if needed to cover the costs of permitting, removal and tree replacement for the two trees in question. Nancy Dillard seconded the motion, and all approved by voting aye.**

Pat reported that the work has been completed on the palmettos in front of Villa 137. Both the landscaper and the tree company have confirmed that the knuckles cannot be removed as they will impact the oak tree in this location.

ARCHITECTURE COMMITTEE REPORT:

Bill Geller reported that the owner of Villa 124 is doing a roof repair and using existing tiles. Proper paperwork has been submitted.

Also, Villa 53 is doing an entire re-roof and will be using the proper tiles for the replacement. **Bill Geller made a motion to approve this request. Pat Richmond seconded the motion, and all approved by voting aye.**

OLD BUSINESS:

Nancy Dillard presented the updated version of the abbreviated rules and regulations. There was discussion on the drone language being removed at this time and the addition of squirrels to the animals that should not be fed. **Nancy Dillard made a motion to approve the abbreviated rules and regulations as amended and to send these out to all owners via mail. Pat Richmond seconded the motion, and all approved by voting aye.**

Pat Richmond reported that Judy Johnston would be adding members to the Ad Hoc Rental Committee to review the process they should take to get owner input and communicate the ideas to the community.

NEW BUSINESS:

Nancy Dillard suggested that if anyone felt strongly enough that drones need to be addressed by the association they can research the current regulations and submit a proposal to the board at a future date.

OWNER COMMENTS:

Bob Littlefield- Villa 17 pointed out that the city is clamping down on Air BNB rentals regarding homestead exemption as outlined in an article in today's newspaper.

NEXT MEETING DATE:

The next board meeting will be July 23, 2018 at 4:00pm at Faith Presbyterian Church.

ADJOURNMENT: A motion was made by Bill Geller and seconded by Nancy Dillard to adjourn the meeting at 5:00pm. All approved by voting aye.

Submitted by: Bridget Spence, Association Manager