

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MAY 27, 2014
LOCATION: FAITH PRESBYTERIAN CHURCH

APPROVED

CALL TO ORDER: The Board of Directors meeting was called to order by Janet Stockwell, President, at 4:08 p.m. Nancy Dillard confirmed that proper notice had been posted and a quorum was established with the following Board members in attendance:

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

Homeowners present were: Ray Stockwell - Villa 10, Edith & Howard Kaplan - Villa 104, LaVern Handschuh - Villa 70, Patricia Bouchard - Villa 39, Randon Orde - Villa 145, Scotty Ledford - Villa 8 and Bob Littlefield - Villa 17.

APPROVAL OF MINUTES: Copies of the minutes of the Board of Directors regular meeting of April 28, 2014 were distributed. Two administrative corrections were made. **A motion was made by Nancy Dillard to waive the reading of the minutes and approve the minutes as corrected. Peg Tams seconded the motion and all approved by voting aye.**

MANAGEMENT REPORT:

Inspections took place on May 6, 2014 and at various times while on property throughout the month. The need for a violation letter and/or alternative ways to communicate requests for compliance continues to be evaluated by the Board on a case-by-case basis. Omar Mejia and Janet Feliciano are on property weekly assisting with landscape and compliance issues.

The following Street Lights have been reported out of service:

# 17	5/9/14	(near Villa 3)
# 23	5/9/14	(near Villa 164)
# 19	5/12/14	(near Villa 7)
# 25	5/12/14	(near Villa 193)
# 26	5/12/14	(near Villa 178)

25 has been repaired by United Electric.

New outage reports have been received for street lights # 8, 30, 32B & 14 – they will be reported after the holiday weekend to FPL and/or for follow up with United Electric. Street light issues are usually caused by bulb and ballast failures. One in five is an electrical wiring issue. A ballpark estimate to rewire all 37 street lights in conduit is \$110-130,000.

Casey Management has placed a Craig's List ad to solicit resumes for a replacement for the maintenance position. The transition will probably still take a two-month period in which time Aldo Boldi has committed to finishing a task list and to help train the new hire.

All Florida statute 720.3033(1)(a) HOA Board Member certifications or affidavits have been submitted, as required.

The 2014 Paint Project contract will be bid with all the items learned from last year, including using a softer pressure when pressure washing wood areas, solar pipes and stacks. George McGonagall understands the current specifications. A letter will be sent to homeowners in Clusters N, O, P and Q re: Getting Ready for the 2014 Paint Project. It will include the need and

ample time for owners to effect repairs to fascia prior to painting. If these repairs are not completed by the owner, the paint contractor will effect the repairs and bill the homeowner.

Meeting time survey results were not significant to change the day and time of the monthly board meeting. Not all questions were answered by each respondent, but the results were: Three respondents said they attend meetings and ten said they do not attend meetings. Two respondents said the time should remain the same, one would like the monthly meetings held on a weekend, one would like the time changed to 5:00 p.m., and one would like the time changed to 6:30 p.m. Eleven respondents said they would not attend no matter when the meeting was held.

Board officers will sign new bank signature card paperwork at Bill Byers', Villa 6, at 8 a.m. Wednesday morning, May 28.

PRESIDENT'S REPORT:

Peg Tams made a motion to approve the following members of the Architecture Committee: James Gibbs, Burt Gloor, Susan Hopkins, Marcia Wood and Phyllis Woodroof. Nancy Dillard seconded the motion and all approved by voting aye.

The Association needs a new chair for the Nominating Committee now that Bill Byers has become Treasurer. We will look for a volunteer over the summer.

Rick Randall made a motion that the Board of Director's meeting schedule be modified for the summer with our next meeting to be held on August 25, 2014. There will be no June or July meetings. Peg Tams seconded the motion and all approved by voting aye. If required, a special meeting can be called.

Residents in Clusters N (villas 165-173), O (villas 153-164), P (villas 141-152) and Q (villas 128-140) are required to repair any rotted fascia prior to painting later this year. No violation letter will be sent to those residents for caulked and gray-primed wood in preparation for current cycle painting (only in clusters N, O, P, and Q).

** At this point, Pastor Jim Minor made his presence known in the audience and introduced himself. He started the Harvest Tabernacle in 1984 and has just purchased the church property at Beneva and 17th Street. The Harvest is currently located at 209 N. Lime Avenue and they can be found on the web at harvesttab.com. Pastor Minor informed the Board that he outbid a group who intended to build low-income housing on the property. They plan to keep the current building (which they have already painted) and build a Life Center as close to the road and away from the fence as possible. They have cleaned up the property and plan to be good neighbors.

VICE PRESIDENT'S REPORT:

Peg Tams sent a list of responsibilities to each of the Street Captains. She plans to get together with them to talk about the upcoming hurricane season. Bridget Spence suggested that residents should let their Street Captains know when they are away and if they have special needs, i.e., oxygen, wheelchair, etc. Also, they should register special needs with the City. Casey Management has vendors for Association issues, such as downed trees.

Bill Tidmore made a motion to purchase and replace the broken storm water grate at the four-way stop sign through Don Kipp Howard Civil Engineering for approximately \$500. Nancy Dillard seconded the motion and all approved by voting aye.

SECRETARY'S REPORT:

The Resident's Directory proof was just received and will be reviewed and returned to Sir Speedy.

The question of Lost and Found items was raised when a resident found a dog leash. Lost and found items will be posted on the website bulletin board page and on the large east lake gazebo bulletin board. The Association will store items in our storage locker. Bridget Spence still has a photo album and a Polaroid camera and will bring these items to the next Annual Meeting.

TREASURER'S REPORT:

Bill Byers discussed the Reserve Plan and the Reserve Study. As there were several questions about the plan and many more topics remained on the agenda, a separate Reserve Plan workshop was set for Monday, June 9, at 2 p.m. at Casey Management's Main Office

Bill Byers made a motion to adopt a new seven-year paint cycle, since our paint is warranted for seven years. Peg Tams seconded the motion and all approved by voting aye.

Bill Byers reported on the irrigation system's variable frequency drive (VFD) installation and testing. **Bill Byers made a motion to purchase a five-year VFD maintenance contract from AAP Industrial at a cost of \$220.00 a year for a total of \$1100.00. This will maintain the five-year warranty with a twice-a-year inspection. Nancy Dillard seconded the motion and all approved by voting aye.** Janet Feliciano will contact Steve Wright from AAP to solidify the contract.

April 30, 2014 financials were reviewed, including the status of aged receivables.

ARCHITECTURE COMMITTEE REPORT:

Front window shutter update: Bill Tidmore discussed getting approval in writing from the City regarding whether the new shutter in fact meets the Building Code for egress with the dead bolt. He recommended an additional magnetic closure be added for use while in residence which would give a "clean clear exit". Discussion included statements made by the State Fire Marshal, Julius Halas, to Nancy Dillard that he considered the application suitable for a residence, similar to the dead bolt on a door. The Board consensus was that the City permitting process would suffice to answer the question. As long as the City permits the installation, it meets their criteria.

Bill Tidmore introduced a discussion on whether the NSA shutter approved for the front bedroom window should be approved for other openings, i.e., pool, atrium, garage windows, etc. If so, he recommended that all openings on the same side need to be done for consistency, because the NSA louvers are 2" wide and the wood and approved aluminum louver replacements are 4" wide.

Bill Tidmore made a motion to approve the use of NSA shutters on all windows and louvered openings. Nancy Dillard seconded the motion and all approved by voting aye.

Bill Tidmore made a motion to require consistent size louvers on each side of a villa, i.e., either all NSA 2" louvers or a combination of 4" wood and the 4" aluminum replacement louvers. Nancy Dillard seconded the motion and all approved by voting aye.

Bill Tidmore introduced a discussion on whether to continue to allow exterior roll-down shutters. This will require a change to the Rules and Regulations and no decision was made at this time.

LANDSCAPE COMMITTEE REPORT:

Rick Randall reported that the jatrophas have been planted in the 17th Street fence niches and look good. A magnolia was planted on Lane 2. The owners of Villa 2 are in the process of obtaining City permits to plant two new oak trees to replace the one that was removed from their property.

Villa 61 owners want to remove an oak limb that is blocking their solar panels and pool cage. **Rick Randall made a motion that the tree limb blocking solar panels at Villa 61 may be removed at the owner's expense if they use the Association's contractor (Black Tie) for**

trimming consistency OR the owners may wait for the next tree trimming cycle. William Tidmore seconded the motion and all approved by voting aye.

MAINTENANCE COMMITTEE REPORT:

Ray Stockwell presented concrete quotes for sidewalk repairs (Villas 37, 197 and the south side of the lake) and driveway repairs (Villas 76, 77, 85, and 82). He recommends James Miller Enterprises. **Nancy Dillard made a motion to accept James Miller Enterprises quote for \$8235.00 for sidewalk and driveway repair. Peg Tams seconded the motion and all approved by voting aye.**

Ray Stockwell reported that the driveway repair does not include the pavers as none of the contractors would bid on that work. Aldo Boldi did submit a bid for the paver portion of the project. **William Tidmore made a motion to accept Aldo Boldi's quote of \$1105.00 at \$13.00 per linear feet for the paver work needed to accompany the concrete work. Nancy Dillard seconded the motion and all approved by voting aye.**

OLD BUSINESS: Nothing addressed at this time.

NEW BUSINESS: Nothing addressed at this time.

OWNER COMMENTS:

Ray Stockwell, Villa 10 – Suggested we eliminate the driveway pavers and save the Association money. Bill Tidmore suggested upgrading to 4" pavers and stated he would look into it.

Howard Kaplan, Villa 104 – Brought up that there was no GOMHA Board representation at the City meeting for the Benderson purchase of land at Fruitville and Beneva. Janet Stockwell explained that the Board will not sanction a political opinion. We can represent ourselves as individuals, but the GOMHA Board will not represent Glen Oaks Manor. We can ask GOM residents to attend or sign petitions.

Bob Littlefield, Villa 17 – Asked if the NSA shutters are Miami-Dade approved. The answer is yes.

Scotty Ledford, Villa 8 – Is against the new Benderson Shopping Center and stated that the next meeting on this issue is July 10, 2014.

Edie Kaplan, Villa 104 – Has peeling paint in her garage area under fascia. George McGonagall inspected the area and said the fascia is bad and allowed water intrusion. Perhaps this might be from the power washing? George McGonagall will check with Sherwin Williams as we have a seven-year warranty. The fence between our property and the Estates needs to be extended to prevent dogs from coming underneath. There is a dead Cassia tree between Lanes 2S and 3S. She will send an email to the Landscape Chair.

NEXT MEETING DATE: Due to the summer schedule, the next regular Board of Directors meeting will be Monday, August 25, 2014 at 4:00 p.m. at Faith Presbyterian Church.

ADJOURNMENT: Upon a motion made by Nancy Dillard and seconded by Peg Tams, the meeting was adjourned unanimously at 7:12 p.m.

Submitted by: Janet Feliciano, Association Manager