

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – April 10, 2014

1-The meeting was called to order at 5:00PM by President Bob Dubois.

2-The Pledge of Allegiance followed.

3-**Roll Call:** See Attendance Record for 8 Board Members present. Tony Toscano of Ameri-Tech and approximately 39 Residents were in attendance.
A quorum was established. Proof of notice of the meeting was determined.

4-**Minutes of the March 20, 2014,** were approved, as presented, by motion of Don Hatton, with a second by Mark Munir. Motion is carried

5-**Public Communication** – Donna Dougherty and Ken Walsh - private parties in the Club House

6-**Written Communication** – None

7-**President's Report** - Bob DuBois:

- Issue regarding use of facilities addressed by Article VII, Section III of Social Association rules. See Attachment 7.
- Form to be designed, by Nancy, for use of the facilities. Completed form to be presented to the Board for approval.

8-**Treasurer's Report** –Don presented the monthly report and a Year-to-Date analysis. See Attachment 8.

Motion made by Bob Wieneke, with a second by Sue Anderson, to approve the report. Motion carried.

9-**Director's Communications:**

- Nancy
 - Did not appreciate the comments made regarding use of facilities for private parties.

10-**Manager's Report** – Tony Toscano

- Delinquencies
 - 34 at 2 months, 4 at attorney because no one is taking care of these properties
 - Action on these properties could take months. Discussion to *Action Items*.
- Violations report
 - Mold on the sides of the homes
 - Weeds in gutters – danger of damage to siding
- Dock and Compound
 - No issues
- General Maintenance
 - Will check to determine full expense of Wi-Fi at the pool. See Attachment 10.
 - Mike doing great job.

11-**Committee Reports:**

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – April 10, 2014

- ARC – See Attachment 11
 - 276 Beach Court

Motion made by Mark Munir, with a second by Sue Anderson, to approve the request. Motion is carried.

- 140 Independence

Motion made by Sue Anderson, with a second by Nancy Marshanke, to approve the request. Motion is carried.

- 259 Independence

Motion made by Mark Munir, with a second by Sue Anderson, to approve the request. Motion is carried.

12- **Discussion Items:**

- Bath House
 - See Attachment 12. Tony to contact Farrell.
- Road Surfacing
 - Tony scheduled to meet on 4/22 with contractor and confirm start date. Information to be supplied to Judy for *Bulletin*.
- Event sign
 - Bill Decker reported that the Dance Committee will absorb all cost and maintenance for the sign. See Attachment 12C.

Motion made by Bob Wieneke, with a second by Mark Munir, to accept the project. Motion is carried.

13- **Action Items:**

- Lawn maintenance of Delinquent properties.
 - Get cost to maintain properties and notify attorney electronically.
- Event sign

Motion made by Bob Wieneke, with a second by Don Hatton, to approve installation of sign with completion by the end of April. Motion is carried.

14- **Motion** made by Sue Anderson, with a second by Mark Munir to adjourn at 5:59PM. Motion is carried.

Respectfully submitted,

Barbara Rudick,
Secretary