

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes – December 18, 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 7 Board Members present. Tony Toscano of Ameri-Tech and approximately 11 Residents were in attendance.

A quorum was established. Proof of notice of the meeting was determined.

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

5-**Public Communication** –None

6-**Written Communication** –None

7-**President's Report** – Bob Dubois

- Wishing a joyous holiday season and a Happy New Year to all.

8-**Treasurer's Report** –Don Hatton – See Attachment 8

**Motion** made by Bob Wieneke, with a second by Nancy Marshanke, to approve the report. Motion carried.

9-**Director's Communications:** - None

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

- Thank you to everyone in the Village for cooperating, volunteering, maintaining your property, etc.
- We are getting estimates for sidewalks and common areas. Around \$6,000. Updated estimates on boat ramp - \$33,000.
- Delinquencies
  - 43 total. 3 at two months, 2 at three months, 1 at ten months, 3 each at two and three years, etc.
- Pool house ceiling is uneven. Cost to even it out is \$1,700. Will try to get better price and then get it painted.

**Motion** made by Barbara Rudick, with a second by Mark Munir to make the ceiling uniform at a cost not to exceed \$1,780. Motion is carried.

11-**Committee Reports:** - None

12-**ARC Requests** – Presented by Bob Wieneke -See Attachment 12

- 130 Colonial request to widen drive way.

**Motion** made by Mark Munir, with a second by Don Hatton, to approve the request. Motion is carried.

- 246 Colonial request to add cover to existing drive way. Needs permit from the County.

**Motion** made by Mark Munir, with a second by Don Hatton, to approve the request providing County permit is obtained and cover looks attached. Motion is carried.

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13- **Discussion Items:**

- Club House building use – private parties
  - Discussion topics:
    - Liability issues
    - Clean up
    - Change to Social Association documents
    - HOA document require that all residents be included
- Neon sign located in front of the Club House
  - It cannot be seen from Colonial or Philadelphia.
  - Issue is the wiring

**Motion** made by Nancy Marshanke, with a second by John Dougherty to notify the Dance Committee that the sign is to be moved back to the location of the original sign, on a slight angle facing the main entrance of the Village. Motion is carried.

14- **Action Items:** - None

15- **Motion** made by Bob Wieneke, with a second by Nancy Marshanke to adjourn at 5:50PM. Motion is carried.

Respectfully submitted,

*Barbara Rudick,*  
Secretary