

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – February 20, 2014

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

2-The Pledge of Allegiance followed.

Note: Meeting being recorded by a resident.

3-**Roll Call:** See Attendance Record for 9 Board Members present. Tony Toscano of Ameri-Tech and approximately 40 Residents were in attendance.

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

4-**Minutes of the January 16, 2014,** were approved by motion of Bob Wieneke, with a second by Don Hatton. Motion is carried

Minutes of the Annual and Organizational Meetings of January 23, 2014 were approved by motion of Don Hatton with a second by Nancy Marshanke. Motion is carried.

5-**Public Communication** – None

6-**Written Communication** – None

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

- Welcome to new member – John Dougherty
- Major issues will be handled via e:mail during the summer months that require Board action
 - Tony will get bids
 - Board members will respond via e:mail
 - Actions will be ratified in the fall
 - Needs of \$500 or less can be made without Board approval

8-**Treasurer's Report** –Don Hatton -See Attachment 8. A motion by Mark Munir, with a second by June Sloan unanimously approved the report.

9-**Director's Communications:**

- Sue Anderson
 - Mortgage will probably paid by December, 2018
- Bob Wieneke
 - So much smoking around the pool. Moved to “Discussion Items”
- June Sloan – See Attachment 9
 - Reported on the Village Appeals Council's first meeting held on the 18th

10-**Manager's Report** – Tony Toscano See Attachment 10B

- Delinquencies
 - Unit #170 in holding at current time
- Pet variances

Motion made by Sue Anderson, with a second by Don Hatton, to approve the recommended pet variance for unit #250. Motion is carried.

- Violations report
- Dock and Compound

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- Nothing new. Taking care of as many people as we can
- Back flow device leaking water at the dock. Will be fixed
- General Maintenance
 - Will be getting back to the regular items with 6 to 8 hours a week
 - Want to thank those who have helped. It's appreciated.

11-Committee Reports:

- ARC – See Attachment 11-1
 - 239 Philadelphia – Tabled item – We should have further discussions with owner

Motion made by Mark Munir that we do not allow patios in the front only in the back if it does not infringe on the easement, with a second by June Sloan. Motion is carried.

- 242 Philadelphia – See Attachment 11-2

Motion made by Bob Wieneke, with a second by Mark Munir, to approve lattice panels not a solid fence. Motion is carried.

- 140 Independence – See Attachment 11-3

Motion made by Bob Wieneke, with a second by Don Hatton, to approve replacement of wooden steps with composite steps on the East side of the home. Motion is carried.

- 294 Independence – See Attachment 11-4

Motion made by Sue Anderson, with a second by Mark Munir, to disapprove cement block expansion of driveway. Motion is carried.

- 21 Concord Lane – See Attachment 11-5

Motion made by Don Hatton, with a second by John Dougherty, to approve replacement of wooden stairs. Motion is carried.

- 104 Independence See Attachment 11-6

Motion made by Mark Munir, with a second by Sue Anderson, to approve extension of carport (project already started). Motion is carried.

YES	NO
Sue Anderson	
	June Sloan
	Bob Wieneke
Don Hatton	
Nancy Marshanke	
	Barb Rudick
John Dougherty	
Bob DuBois	
Mark Munir	

12- Discussion Items:

- Bath House
 - Tony requested authorization to go forward with the roof.

Motion made by Nancy Marshanke, with a second by Bob Wieneke, to authorize pool house roof project. Motion is carried.

- Block Captains
 -

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- John Daugherty looking for volunteers to help with distribution of information, delivery of documents, etc.
 - Bob indicated we need to be specific and asked John to come back with more information.
- Pet Area Expansion
 - Bob indicated that we could expand to all of Lake Tarpon Dr. This may help with re-sales of homes on that road. Help anyone who wants to walk pets by starting at end of Independence, up Lake Tarpon to the apartments and back. We need input from residents.
 - Resident input/comments:
 - We bought specifically in non-pet sections.
 - We need all to be good neighbors.
 - We have dogs all over. We have enough pet sections without enlarging it further.
 - We get pets on both sides of Philadelphia not just one.
- Electric sign
 - Bill Otto and Scott Dodrill, representing the Dance Committee, requesting permission to obtain further information on a digital signboard in front of the Village. To be fully funded by the Dance Committee.
 - Barb Rudick noted that the existing sign is a memorial.

Motion made by Bob Wieneke, with a second by Sue Anderson to allow Committee to move forward to obtain detailed proposal for sign. Motion carried.

- Smoking at the pool
 - Bob and Mark will look at “Smoking Areas” versus “Non-smoking Areas”.

13- **Action Items:**

- 2014 Meeting Dates – See Attachment 13A

Motion made by Don Hatton, with a second by Nancy Marshanke, to approve the presented 2014 meeting dates. Motion carried.

- BB&T, Bank of America, and Cadence Bank

Motion made by Bob Wieneke, with a second by Mark Munir, to approve usage of the listed banks for Village business. Motion carried.

- Page, Wolley and Co.

Motion made by Sue Anderson, with a second by Barbara Rudick, to approve usage of the listed CPA firm for Village business. Motion carried.

- Legal counsel Barbara Prasse and Jonathon Damonte

Motion made by June Sloan, with a second by Sue Anderson, to approve usage of the listed attorneys for Village business. Motion carried.

- Insurance agency Carlisle Fields, Inc.

Motion made by Nancy Marshanke, with a second by John Dougherty, to approve identified agency as the Village insurer. Motion carried.

- Line Dance Request

Motion made by Mark Munir, with a second by Don Hatton, to approve Club House use for line dancing only as specified. (Example: properly schedules, residents only, etc.) Motion is carried.

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14-Motion made by, with a second by Sue Anderson to adjourn at 7:05PM. Motion is carried.

Respectfully submitted,

Barbara Rudick,
Secretary

UNAPPROVED