

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – January 16, 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 9 Board Members present. Tony Toscano of Ameri-Tech and approximately 25 Residents were in attendance.
A quorum was established. Proof of notice of the meeting was determined.

4-**Minutes of the December 19, 2013 meeting** were approved by motion of Don Hatton, with a second by June Sloan. Motion is carried.

5-**Public Communication** – Resident question answered regarding voting in person or by proxy.

6-**Written Communication** – See Attachment

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

- State statute effective 1/1/14 allows us to set up Village Appeals Council
 - Owner notified of issue(s) in violation
 - Council of 3 members can issue fines
 - Owner can appeal
 - Would like two Board members to met with all volunteers for the Council
 - Tony will set up meeting with members/volunteers
 - If interested in being on the Council, submit same in writing to Tony

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

9-**Director's Communications:**

- Mark
 - Set up a suggestion box for input from Village
 - Have a lottery type draw for the 16 cement benches from the pool area
- Keith
 - Problem with driving golf carts without back lights and/or headlights in the dark
- Sue
 - There are two thermostats for this big room and they should be set at the same temp or at the automatic setting

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

- Happy New Year all
- Delinquencies
 - 27 total of \$11,500 - 2 three months, 4 with attorney for collection for \$9,000. Attorney is aggressive on collections.
- Violations report
 - General maintenance

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- Once the issues are reviewed by the Appeals Committee process, these issues **should** be cleared up. These issues had been handled by the attorney in the past. So it seems reasonable that this should be better.
- Dock and Compound
 - Thanks to Mark and Connie
 - Only three or four spots in the Compound and 2 at the Dock
 - Good response to letters
- General Maintenance
 - Still looking for a maintenance man. If there is somebody that does volunteer work, maybe he can do work for the residents on his own time.

11- **Committee Reports:**

- ARC – See Attachment 11
 - 248 Philadelphia

Motion made by Bob Wieneke, with a second by Keith Blozis to approve request, pending County permit approval. Motion carried.

- 287 Lake Tarpon Dr.

Motion made by Nancy Marshanke, with a second by Keith Blozis to approve request. Motion carried.

- 130 Colonial

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

- 239 Philadelphia

- Plan to replace front windows and add small patio and shrubs

Motion made by Mark Munir to Table request for further discussion, with a second by June Sloan. Motion is carried.

12- **Discussion Items:**

- Bath House
 - Getting bids together. Pool committee established a year ago (Heather Tegler Penny Moscato, Donna and John Dougherty, Sue Anderson, Mark Munir) Meeting to review bids. Exterior starting in 10 days. As soon as all information is ready, Tony is ready to have Committee get together, review the information and make recommendations to the Board for approval of winning bid.
- Utilities Inc. water line replacement project
 - Tony and Bob DuBois met with Utilities representative. Discussed our concerns about digging, open holes, contract completion times, etc. Should be done by the end of February. Meeting went well. Contractor has replaced things that were broken. Bad sod areas will be replaced in April or May. If problem in your area, advise us in writing. Owners should not expect compensation if they repair any damage themselves.

13- **Action Items:**

- Pool chairs – discussion item Tabled in December
 - Hesitation about purchasing the chairs. Added cost when we don't know cost for Pool House renovation. Want to do that right the first time. Now the Committee

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will be looking at the bids. Let's Table the discussion again. Let's get information on the cost of tables and chairs.

Motion made by Sue Anderson, with a second by June Sloan to Table discussion until we have prices and until we know the cost of the Bath House project. Motion carried.

- Stop Signs
 - Keith has three bids. See Attachment 13 B

Motion made by Mark Munir, with a second by Sue Anderson to accept the bid price for signs, up to \$3,500. Motion carried.

- Amend requirements for pre-cast steps
 - Per Sue, our building codes and our documents we can amend these rules

Motion made by Mark Munir, with a second by Nancy Marshanke to approve this amendment to the building codes/rules. Motion carried.

- See Attachment 13 D - Bob Wieneke requests the Board pay for half of the curtains for the Card room – about \$400
 - Concern is that suggested items may or may not be commercial quality

Motion made by Mark Munir, with a second by Don Hatton to approve the project of renovation, without Board funding and the provision that items be a commercial quality. Motion carried.

14- **Motion** made by Sue Anderson, with a second by Don Hatton to adjourn to Closed Session at 6:30PM. Motion is carried.

- Discussion items: No further action taken on three properties. Action to continue on Unit 270.

Motion made by Sue Anderson, with a second by Nancy Marshanke to adjourn to Open Session at 6:51PM. Motion carried.

- Bob would like to recommend to the Board:
 - Unit 257 requires additional research
 - Continue foreclosure on Unit 270
 - Take no action, at this time on Units 247 and 266

Motion made by Bob Wieneke, with a second by Sue Anderson to continue action on Unit 270 and take no action on Units 247 and 266. Motion carried.

15- **Motion** made by Nancy Marshanke, with a second by Mark Munir to adjourn at 6:53PM. Motion is carried.

Respectfully submitted,

Barbara Rudick,
Secretary