

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

1-The meeting was called to order at 5:02PM by President Bob Dubois.

- **Reminder:** Next month's meeting will be 4/10 rather than 4/17.
- Additional Action Item – Smoking Area around the Pool
- Because of a legal opinion, the Board will retire to a Closed Session than return and Adjourn the Regular meeting

2-The Pledge of Allegiance followed.

3-**Roll Call:** See Attendance Record for 7 Board Members present. Tony Toscano of Ameri-Tech and approximately 31 Residents were in attendance.

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

4-**Minutes of the February 20, 2014,** were approved by motion of Nancy Marshanke, with a second by June Sloan. Motion is carried

5-**Public Communication** – None

6-**Written Communication** – None

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

- Next meeting date is 4/10
- Don Hatton starts work on budget in August. Don will be asking, via e: mail, for any issues and/or questions you have for the budget. Wants to build the budget on needs, not when a problem occurs. If we are asked to buy something, not budgeted, for a significant amount of money, it makes it hard to find funds other than in Reserves.
- Solar panels and the pool house roof – we needed to go to Reserves. The panels will be installed on the ground aimed at the sun and fenced for security.
- If you want something considered, get it on the list. If we plan before hand, we can work on a successful Project List. See Attachment 7.

8-**Treasurer's Report** –Tony presented the report for Don Hatton. See Attachment 8.

Motion made by Barb Rudick, with a second by Mark Munir, to approve the report. Motion carried.

9-**Director's Communications:**

- June
 - At the last meeting, there was a discussion on fences in the Pet Section. We have to go back to the rules of Mr. Kimball. They are the rules in effect.
- Nancy
 - Are there vents in the storage rooms and are the thresholds in need of repair?
Tony to follow up on this concern
- Mark
 - We need a security system for the club house. A card system would not be cheap but would be more secure. Bob will put “security system” on the project list.

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

- “Wish List or Project List”. Hate to call it a “Wish List”. We look at it as when “we can do it”. We are always looking years ahead.
- Delinquencies
 - 37 as of February. 11 over 1 month, 5 at 2 months, 1 at 7 months at the attorney, 1 at 2 years. Unit 257 not profitable because of condition. Houses 2 and 3, units 247 and 270 are in “process”. Motion for summary judgment. We set up bids, sale commences after all legal requirements are met.
- Violations report
 - Same issues – mold on the sides of the homes, usually on the north side of homes.
 - Weeds in gutters – danger of damage to siding
 - Storage of “stuff” in carports.
- Dock and Compound
 - *Thank you* to Mark and Connie.
 - Boat slips full, therefore, maximum rental fees.
- General Maintenance
 - Looking for another man willing to work for the residents and our general work. We are doing this to help out everyone.

11-**Committee Reports:**

- ARC – See Attachment 11
 - 292 Salem

Motion made by Bob Wieneke, with a second by June Sloan, to approve the request. Motion is carried.

- 293 Salem

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

- 199 Philadelphia

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

- 51 Washington Court

Motion made by John Dougherty, with a second by Nancy Marshanke, to approve the request. Motion is carried. (Note: Bob Wieneke abstained.)

- 41 Washington Court

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

- 265 Colonial

Motion made by Mark Munir, with a second by John Dougherty, to approve only items #3 and #4 of the request. Motion is carried.

12- **Discussion Items:**

- Air conditioning – Club House
 - Bob spoke with Anclote A/C. Suggest standard thermostat with cages and keys to the groups. Access by key. Constant temperature will be set at 74.
 - Boat Club wishes to add signage at the dock and replace furniture in the Library end of in the Club House. Bill Osborne presented the Club's ideas:

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- 4" lettered sign 3 feet high identifying VLT. Flag pole lighted at night. Cost and maintenance to be assumed by the Boat Club.

Motion made by Bob Wieneke, with a second by Nancy Marshanke, to approve installation of sign at the dock. Motion carried.

- Carpet to be installed by a resident and purchased by the Boat Club. Furniture to be chairs and small tables, low enough to hold lamps. Small card table and chairs.

Motion made by Mark Munir, with a second by Bob Wieneke, approving Boat Club moving forward with project. Motion carried.

*Mike Morrissey is here but has a commitment. He is willing to work two ½ days per week. He will start on Tuesday. (Refer to **Motion** in Action Items.)*

- Sue prepared a list of residents impacted by possibly extending the pet section.
 - Comments from audience:
 - Opposed to any change in the pet section in the Village
 - Resident's attorney informed resident that pet section can be changed only once a year
 - Will have attorney research the documents
- Projects List
 - John would like to update the kitchen.
 - Mark would like to add pool chairs
 - Add a total of 30 chairs for the pool area. 10 chairs for the pool level and 20 for the pool house roof
 - Speed bumps – would require a vote of the residents
 - Noise fences at the front of the Village to deflect noise from U.S. 19

13- **Action Items:**

- Tony presented information on the bids for the renovation of the Pool/Bath House. See Attachment 13.
 - Committee recommends 3 bids, currently have 2. One from Farrell Construction (Base - \$44,850) and the other from Abaco (\$64,900)
 - Farrell bid would require work by Action Electric (\$4,690), Clearwater gas (\$1,843), Anclote A/C (\$6,300)
 - Third bid should be fairly comparable
 - Contract will include a completion clause of 1 month from start of work

Motion made by Mark Munir, with a second by Bob Wieneke, to accept the bid of Farrell Construction, contingent that the third bid is not lower. Motion carried.

- Maintenance Man

Motion made by Nancy Marshanke, with a second by John Dougherty, to approve the hiring of Mike Morrissey through Ameri-Tech. Motion carried.

- Chairs – pool
 - Mark would like to purchase 10 lounge chairs, to get started at a cost of \$1,752.23.

Motion made by Mark Munir, with a second by Nancy Marshanke, to approve the purchase of the requested chairs. Motion is carried.

- Designated smoking area at the pool
 - Committee of John Dougherty, Mark Munir, and Bob Wieneke determined that the predominating wind is south west.

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Motion made by Mark Munir, with a second by Bob Wieneke, to designate only the north east corner of the pool area for smoking. Motion failed.

| Yes | No |
|-------------|-----------------|
| | June Sloan |
| Bob Wieneke | |
| | Nancy Marshanke |
| | Barb Rudick |
| | John Dougherty |
| Bob DuBois | |
| Mark Munir | |

Motion made by Nancy Marshanke, with a second by June Sloan, to permit smoking **only** outside the fenced area of the pool. Motion is carried.

Motion made by Nancy Marshanke, with a second by Mark Munir, to adjourn to Closed Session. Motion carried.

General meeting reopened at 7:19PM.

14-**Motion** made by Bob Wieneke, with a second by John Dougherty to adjourn at 7:20PM. Motion is carried.

Respectfully submitted,

Barbara Rudick,
Secretary