

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes - April 16, 2015

1-The meeting was called to order at 5:00PM by President Bob Dubois. He thanked everyone for coming out for the regular meeting of the Board.

2-Pledge of Allegiance to the flag followed.

3-**Roll Call**: See Attendance Record for 9 Board Members present. Tony Toscano of Ameritech and approximately 51 Residents were in attendance.

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

4-**Motion** to approve Minutes of March Meeting was made by June Sloan with a second by Bob Wieneke. Motion carried.

5-**Public Communication** Mary Otto, 336 Colonial - Have heard a rumor that the pool will be closed this Summer.

- o Bob assured her it is just a **RUMOR**.

6-**Written Communication** - Letter from the Dance Committee. See Attachment 6

7-**President's Message**- Bob DuBois

- Have been in discussion with the Post Office regarding delivery problems. If you have a problem, please notify Sharon at 727-773-1549 at the Post Office. Supply the date of delivery, where the item was delivered, and where it should have been delivered.

8-**Treasurer's Report** - Don Hatton -  
See attachment 8

(Attachments 8a to 8c - unapproved reports for May, June, and July)

**Motion** made by Sue Anderson, with a second by Nancy Marshanke to approve the April report as presented. Motion is carried.

9-**Director's Reports**- None

10-**Manager's Report**

- Thanks for coming. This is the last meeting before the Summer break.
- Need to clarify. Sent letter to the Dance Committee and two phone calls to follow up. Got a return call after the second call right away. Dance Committee to issue an apology.
- Violations -
  - o 25 to 30 or so pets in non-pet areas
  - o 45 total - 3 with attorney, 28 at 1 month, 9 at 2 months, 5 at 3 months or greater
- Stop signs-
  - o Looking to get 36 signs installed for \$500. Insurance company want signs at cross streets.
- Excessive amounts of paper in the toilets. Mark looking into this
- Generator -
  - o Mike has fixed it and is starting in monthly. Would like to move it into the garage in case of storms and bring it out as needed.
- A list showing what outlets and switches will work in the Club House will be ready today. Mike is doing a great job getting it ready.

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes - April 16, 2015

- Pool house property is pretty much complete. We are into the \$70,000 range. Problem is old galvanized line with different size flappers outside the Pool House. Pricing out replacing the line.
- Welcome Packets
  - Very complete. May get some gift coupons from restaurants like Flap Jacks. We want to get them to all new residents. Thanks to the Committee. Contact Marney Wheeler if you want to help the Committee.
  - Question about Pool House from Nancy - floor is slippery when wet. Suggest carpet to take care of the problem.

11-Committee Reports - None

12-ARC Requests

- **265 Colonial** - Plant trees in front yard.- see Attachment 12

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

- **252 Philadelphia** - Add concrete - see Attachment 12 A

Motion to approve made by Nancy Marshanke, with a second by Mark Munir. Motion carried.

- **270 Salem** - Enclose carport with screened porch. Will need a permit - see Attachment 12 B

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

- **44 Concord Lane** - Install garage door across carport. - see Attachment 12 C
  - Bob DuBois spoke with owner. Advised owner he would need permits and would be required to build to code. Owner may go in different direction.

13-Discussion

- Owner's request expansion of Pet Area
  - Sue would like to present something to the Members in the Fall.
- Men's Golf League proposes to re-seed the entire island entrance area. It would be a \$5,500 project. Some discussion that the money could be used by the Village some other way. Propose to plant new grass, over-seed the Veterans Island, spray for weeds, and fertilize. Nancy pointed out that the Social Organization spent \$2,200 for irrigation and flowers. "It seems the Golf League wants to undo that work." Nancy asks Tony to get a proposal in writing.

14-Action Items:

- Reserve Study - Tony recommends GAB Robins to do study as they did the last one we had done.

Motion to accept Tony's recommendation made by John Dougherty, with a second by Mark Munir. Motion is carried.

- Building Codes - See Attachment 14 B

Motion to accept Building Codes as presented, made by Bob Wieneke, with a second by Sue Anderson. Motion is carried.

- Air Conditioning for Pool House - See Attachment 14 c

Motion to accept Tony's recommendation to have Anclote Air install AC in the Pool House made by Nancy Marshanke, with a second by June Sloan. Motion is carried.

- Cost of wiring Activity Sign not in original location.

Motion to absorb cost of repair and relocation of Activity Sign to the original recommended location made by Sue Anderson with a second by Bob Wieneke.

Motion amended by Don Hatton to limit cost to \$2,000. Motion is carried.

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes - April 16, 2015

- Shuffleboard request - See Attachment 14 E

**Motion** to approve Shuffleboard request made by Sue Anderson with a second by Bob Wieneke.  
Motion is carried

- Drains

**Motion** made by John Dougherty, with a second by Mark Munir to repair the drains by removing the installed elbow. Motion is carried.

- Discussion - Video camera entire line and get a price to repair all remaining lines.

**Motion** made by Mark Munir, with a second by Sue Anderson to video sewer lines to lift station.  
Motion is carried

**Motion** made by Sue Anderson, with a second by Mark Munir, to have them scope drain lines to the main line and check sewer lines out to the Club House. Motion is carried.

- People to talk to Dunedin Plumbing - Tony, John, Sue, June, and Don

- Installation of the Stop Signs

- Tony has proposed that the cost not exceed \$500.

**Motion** made by Nancy Marshanke, with a second by Sue Anderson, to have Stop signs installed at a cost not to exceed \$500. Motion is carried.

15-**Motion** made by Sue Anderson, with a second by Mark Munir to adjourn at 6:25PM. Motion is carried.

Respectfully submitted,

*Barbara Rudick,*  
Secretary