

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes - February 19, 2015

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

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 120 Residents were in attendance.

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

Bob thanked all for their condolences upon the loss of his Dad.

4-Minutes of Previous Meetings were approved:

- **Minutes of the January 15, 2015 Meeting**, were approved, as presented, by **Motion** of Don Hatton, with a second by Mark Munir. Motion carried.
- **Minutes of the Annual Meeting, January 22, 2015**, were approved, as presented, by **Motion** of Mark Munir, with a second by Nancy Marshanke. Motion carried.
- **Minutes of the Organizational Meeting, January 22, 2015**, were approved, as presented, by **Motion** of Bob Wieneke, with a second by June Sloan. Motion carried.

5-**Public Communication** - None

6-**Written Communication** - None

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

- With regard to the Closed Session last month, the Board needed a legal opinion. Our attorney, Barbara Prasse was asked to research two questions:
 - Must the Board automatically reduce monthly maintenance once the mortgage is paid in full
 - May the Association continue to automatically collect the same amount and use the portion previously collected to pay the mortgage or other purposes
 - Response to our questions:
 - No. Nothing in Association documents requires monthly assessment automatically be reduced. (**Note**: Response is a summary of the opinion. Research source - Section Three of Covenants.)
 - No. The budget must provide what expenses the Association will **reasonably** incur based on expected revenues and expenses. (**Note**: Response is a summary of the opinion. Research source -Fl. Statute 720.303 (6))
- (**Note**: Due to space limitations in this record, documentation identified is a **portion** of the research documentation reviewed.)

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

Motion made by June Sloan, with a second by Sue Anderson to approve the report as presented. Motion is carried.

9-**Director's Reports**

- Sue Anderson

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes - February 19, 2015

- We need a process when something goes wrong in the Village. Please call the Police and file an Incident Report with Tony.
- Mark Munir
 - When will side walk be completed with cement? Tony indicted sometime next week.
- June Sloan
 - A question was raised at the Annual Meeting regarding the "Star Rating " system for mobile home complexes. To be concise, research determined that the system was established as part of a directory published by Woodall Publishing and "intended as a grade for investment quality." Woodall ceased publication in the early seventies and with that the "Star Rating" system : See Attachment 9.
- Nancy Marshanke
 - We have scheduled an "Appreciation Day" on 3/22 for the volunteers of the Village. If you help with any activities here, please sign up as soon as possible.

10-Manager's Report

- Thanks for coming. It's great to see so many of you here.
- Carried-over from last meeting is the Estoppels issue. These fees are in the contract. They are in compliance with the State Statutes. They are subject to change without notice. Subject to change if the Board wants to discuss at the next contract renewal.
- Delinquencies:
 - 31 at 1 month, 3 at 2 months, 3 at 3 months, 1 at 4 months 4 over 1 year with attorney for collection
- Pool House
 - Tile done except for hallway
 - About two weeks before we get Occupancy Certificate
 - About 10% over budge or about \$5,000
 - Additional work to ceilings and hallway
 - \$1,700 increase of additional tile in the ladies room
 - Will/should be done next week
- Generator - discussed with Mike Morrissey, who is working on repairing it. Will start it up on a monthly basis
- Working on the Welcoming Committee - in the early stages of preparing a packet for new owners
- Stop signs will be installed as soon as weather permits

11-Committee Reports - None

12-ARC Requests

- 199 Philadelphia request to install awnings on screen porch - see Attachment 12 Motion to approve request made b y Nancy Marshanke, with a second by Mark Munir. Motion carried.

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes - February 19, 2015

13-Discussion

- ARC rules changes -Sue Anderson
 - Please look over revisions to Building Codes (See Attachment 13-A) before next meeting. Advise Committee members, Bob Wieneke, John Dougherty, or myself, of any suggestions, edits, etc.
- HOA Fee and Mortgage
 - Mortgage to expire 1-2-2018. About \$27 of monthly maintenance goes to the mortgage. Committee of Bob DuBois, June Sloan, Don Hatton, and Tony are in discussions as to what can happen after it is paid off. Two questions referred to Attorney as to what can happen legally. Bob will recommend that a new Reserve Study be done by October or November this year. Determine how much money we will need to operate, what amount, if any, maintenance would be reduced, etc.
 - We cannot prepare monthly costs or expenses without a **current** Reserve Study. There is a difference between something we need and something we would like to have. For Example: We might like to have a tennis court, but that would require a vote of the owners. However, if something is a safety issue, or a health issue, that would not require a vote of the owners.
 - The Reserve Study can determine what amount of money is needed to fund our reserves. In the long run, once we get the Reserve Study done, if a safety, health, or regulatory item is not included in the study, we can determine how to move forward. For example, handicapped bathrooms could be something that could go in. These are the types of items that we need to have your input, what type of enhancements you would like to see in the Village. After that the Board would have to address these concerns or reduce the fee.
 - Bob then opened the floor for questions/comments on the topic.

Resident	Address	Question/Concern	Answer/Comment
S. Johnson	264 Independence	Is there a limit as to the amount of money we can put in reserves?	The Reserve Study will show the cost to replace an item. We fund that into the reserves. Cannot over fund the reserves.
N. Marshanke	249 Salem	What did it cost to have the last study done in 2004?	About \$2500 back then. Because G. A. Robbins did it then, their research would be reduced. However, will ask for three bids.
G. Strauser	232 Independence	Once study is done, would it list something like sidewalks as a resource?	Study gives us a starting point. The Board has the option to fund the item because it is a safety issue. They can work on the remaining life of what is here.

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes - February 19, 2015

Resident	Address	Question/Concern	Answer/Comment
J. Stone	49 New England Ct,	My concerns are security problems.	One of the reasons we are asking for incident reports. Attorney said to keep documentation on those types of problems.
S. Welsh	59 Lexington Ct.	Can we fund things that we feel are a safety issue like a patrol service?	If we can go the next three years with only a few issues, it may be a safety issue but it still has to be based on what it is we need. The more complaints and/or issues we file, the better our position. Prevention is what we would like to see. The test will be how we can fund it.
G. Mehl	241 Philadelphia	What about block patrols? That worked years ago.	Will look at that again.
K. Lako	107 Philadelphia	What bothers me is people driving fast.	If you see somebody speeding, get their license number.
P. Moscato	200 Philadelphia	This is a lot of information. Will we have more than one session on this?	Until we get the Reserve study done, it may not be done until then. We will then get meeting scheduled. We would like to get a good turnout so the message gets out correctly. Want people to hear it from the source. We will always give advance notice.
J. Courtney	259 Independence	Do you have a police report on my boat?	Ask them for a copy of the report. It documents security issues in the storage area.
S. Welsh	59 Lexington Ct.	Do we know if reserves are over or under funded?	We will find out when new study is complete. Currently based on old study.

Bob thanked everyone for coming and listening to the information provided.

Note: Nancy mentioned a Crime prevention presentation would be made at Koffee 2/28/15.

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14-Action Items:

- Meeting dates 2015-2016 - See Attachment 14A

Motion made by Don Hatton, with a second by June Sloan to approve the meeting dates. Motion is carried.

- Village banking institutions - BB&T, Bank of America, and Cadence Bank

Motion made by Sue Anderson, with a second by Bob Wieneke to approve the identified banks. Motion is carried.

- Village PA firm - Page Wolley and Co.

Motion made by Mark Munir, with a second by Sue Anderson to approve the identified CPA firm. Motion is carried.

- Village legal counsel - Barbara Prasse and Jonathon Damonte

Motion made by Nancy Marshanke, with a second by June Sloan to approve the identified legal counsels. Motion is carried.

- Village insurance agent - Carlisle Fields, Inc.

Motion made by June Sloan, with a second by John Dougherty, to approve the identified insurance agent. Motion is carried.

- Reserve study

Motion made by Don Hatton, with a second by Sue Anderson to get bids and engage the winning firm to complete a Reserve Study. Motion is carried

15-Motion made by Mark Munir, with a second by Bob Wieneke to adjourn at 6:50PM. Motion is carried.

Respectfully submitted,

Barbara Rudick,
Secretary