

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – January 15, 2015

1-The meeting was called to order at 5:01PM by President Bob Dubois.

2-The Pledge of Allegiance followed.

3-**Roll Call:** See Attendance Record for 8 Board Members present. Tony Toscano of Ameri-Tech and approximately 35 Residents were in attendance.

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

4-**Minutes of the December 18, 2014,** were approved, as presented, by motion of Nancy Marshanke, with a second by Sue Anderson. Motion is carried

5-**Public Communication** –None

6-**Written Communication** –None

7-**President's Report** – Bob Dubois

- Reminder that next week is the Annual Meeting of the Members. Doors will open at 6:30PM. Coffee, tea and Danish will be available
- Sign in front - Tony to work that issue out with the Dance Committee

8-**Treasurer's Report** –Sue Anderson for Don Hatton – See Attachment 8

Motion made by Mark Munir, with a second by June Sloan, to approve the report. Motion carried.

9-**Director's Communications:**

- Mark Munir
 - Near 204 Independence found road chipping away
 - Would like to expand Wifi to work in pool area. Bright House wanted \$400. Can get a plug in amp from Best Buy for \$90. Would like to add this to ***Action Items*** on Agenda.

Motion made by Mark Munir, with a second by John Dougherty to add this item to ***Action Items*** on Agenda. Motion is carried.

- Compound broken into. We need to secure it.
 - Bob advised that we cannot put wire on top of fence. Police got fingerprints, depends if prints are in system.
- John Dougherty
 - Heads up on the Directory
 - Front cover left off and ton of errors by PCI - to be resolved hopefully by next week
 - Estoppels certificates cost is \$75 per Ameri-Tech contract. They are charging \$250. Concern is increased costs to the Village. It is a 300% increase. Would like to make a Motion that the Board issue credits to the people charged.
- Bob advised that such a Motion is out of order. That cost (estoppels certificates) is nothing inflicted on the HOA. It is paid by the property owner selling the home. These certificates got the HOA about \$4,300 in delinquencies last year. It is a cost of doing business. However, it is not a direct increase to the HOA.

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – January 15, 2015

Motion made by John Dougherty, with a second by Mark Munir, to place the Estoppels Certificates item on the Agenda of the next regular meeting.

Sue recommended we Table the item. Call for a Roll Call Vote. Motion failed.

	Yes	No
Sue Anderson		X
June Sloan		X
Bob Wieneke	X	
Nancy Marshanke		X
Barb Rudick		X
John Dougherty	X	
Bob Dubois		X
Mark Munir	X	

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

- Happy New Year. Thanks for coming.
- Pool shut down. Pump blew and wiring burned. Should be up and running tomorrow.
- Delinquencies
 - 43 total, 8 at two months, 1 at 3 months, 1 at 4 months, 4 over a year and with the attorney.
- General Maintenance
 - When everyone is down we need to remind all to check on mold, weeds in gutters, etc. If residents can do it themselves great, if not, perhaps we can get someone to help
- Pool House - Pool area
 - Got the permits. Started mudding the sheetrock. Waiting for the final coat . Should see it tiled. Have had 9 weeks of delays. Now moving forward.
 - Will make be sure to check the carpet in the exercise room.
 - Finally, we will lower the walls on the outside shower by a couple of blocks
- Mike indicated people have complained about the benches as broken, unsafe, etc.
 - Tony indicated we could use 2 x 6 composite board to repair at a cost of \$103 per bench. I am asking the Board for \$1,000 to repair all of them. However, with \$1,200 to \$1400 we could repair all of the know broken benches and any that may need repair in the future.
- Nancy asked who would be looking at the pool when Mark leaves. Sue will look after it "but not at 6:00AM".
- Bob Wieneke asked what can be done at the Canal. Tony responded that SWFTMUD is not issuing any new permits to clear the Canal. However, he is checking with Weed Busters to see if they have a copy of the old permit.
 -

11-**Committee Reports**: - None

12-**ARC Requests** – Presented by Bob Wieneke -See Attachment 12

- 45 Concord Lane owner would like to replace widows in sunroom.

Motion made by Bob Wieneke, with a second by Sue Anderson, to approve the request. 7 "Yes" votes 1 "No" vote (John Dougherty). Motion is carried.

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Homeowners' Association
Meeting Minutes – January 15, 2015

- 259 Lake Tarpon Drive wants to plant 2 trees in front and install new windows (windows to be installed by Windows Depot)

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

13- **Discussion Items**: - None

14- **Action Items**:

- Outside shower modification (removed as Agenda item - See Manager's report above)
- WiFi plug in access in Pool area

Motion made by Sue Anderson, with a second by Mark Munir, to install. Motion WiFi amp in the Pool area at a cost of \$90.00. Motion carried.

15-Closed Session-Legal

- Bob introduced attorney Barbara Prasse . He indicated the Board would adjourn to Closed Session. Could not estimate the time frame for the Session. There would be no Action taken and if they wanted to, the audience could wait until the Session ended.

Motion made by Mark Munir, with a second by Sue Anderson, to Adjourn to **Closed session**.
Motion carried.

Motion made by Bob Wieneke, with a second by Sue Anderson, to conclude **Closed session**.
Motion carried.

(No action taken by Board during **Closed session**.)

16- **Motion** made by Mark Munir, with a second by Sue Anderson to adjourn at 6:40PM. Motion is carried.

Respectfully submitted,

Barbara Rudick,
Secretary