

# **Village of Lake Tarpon HOA BOD Meeting**

**July 19, 2018 5 PM Clubhouse**

- I. Call to order 41 residents in attendance**
- II. Pledge of Allegiance**
- III. Roll Call Shundoff, Welsh, Hills, Hatton, Burton, DeLuca, Maynard (unavailable due to traveling), Munir, Turk.**
- IV. Approval of June 21, 2018 HOA BOD Mtg**  
**Motion to Approve D Hatton 2<sup>nd</sup> M Munir approved**
- V. President's Report Current and pending Contracts shared Seawall, Pool, Roofing, Insulation and Paving around Pool. Will begin looking at potential future projects including Windows at Pool House, Remodel Kitchen, Ceiling grids, Pool and Card Room remodel, Update Electrical System, Handicap Bathrooms, Frontage Sign, Sidewalk Installations**
- VI. Treasurer's Report See attached**  
**Motion to approve M Munir 2<sup>nd</sup> P Hills approved**
- VII. Directors' Comments**  
**Garrett Snider from Swift Mudd, Brittany Lay from Aquatic Plant Management have visited dock area Cow Lily and Illinois Pond Weed are prevalent and choking area around dock making it difficult for boats to enter and exit dock area. Patty McClusky 57 Plymouth met with Garrett Snider and he told her Cow Lily needs to be added to our current list of weeds to be treated. Sue Anderson 260 Independence Ave. discussed Apple Snails and sacks at dock very invasive. She and Connie Price will remove snail egg sacks from dock area. M Munir discussed considerations for revamping Sauna room into an exercise room. S Welsh queried consideration regarding insurance. T Toscano will check with our insurance carrier.**
- VIII. Manager's Report**  
**Delinquency Report \$4600 27 total 6 at 2 month arrears 1 at 3 month arrears 1 at attorney making payments. Karen Neft is doing great job with follow up. AC Mauro all paperwork to**

**county for permits. Permits review plans and electrical may take up to 30 days for permit issuance.**

**IX. Committee Reports nothing this month**

**X. Architectural Review Committee Report**

**57 Harbor Way request to paint and trim house, concrete curbing. Meets all Village requirements.**

**MTA D Hatton 2<sup>nd</sup> M Munir approved**

**125 Village Green Way change screening from green to black Meets Village all Village requirements.**

**MTA P Hills 2<sup>nd</sup> G Burton approved**

**135 Independence Ave no work nor repair done yet Letter sent.**

**246 Salem Ave One Third completed carport damage letters requesting change**

**276 Salem Ave. One half completed carport damage**

**MTA P Hills 2<sup>nd</sup> M Munir approved**

**106 Colonial Blvd trim gutter hanging contract states work to be done in August. Code enforcement letter to be sent to owner. MTA letter P Hills 2<sup>nd</sup> M Munir approved**

**277 Salem Ave. needs mowing grass is waist high. Owner lives in UK. M Wheeler 241 Lexington Ave. has contact info and agreed to make contact if possible**

**252 Philadelphia Ave. discussion that handicapped ramp is acceptable only as long as there is a handicapped person accessing the home. Once that changes the ramp should be removed and returned to code. Variance was granted only as a handicapped accommodation. MTA to send letter to owner**

**M Munir 2<sup>nd</sup> D Hatton approved.**

**XI. Dog Variances Signage needs to clearly state no pets at dock  
No requests for variances this month**

**XII. Member Communication Written/Oral None**

**XIII. Discussion and Action Items**

- 1. Handicap Form Vote Form presented, reviewed  
MTA D Hatton 2<sup>nd</sup> M Munir approved**
- 2. Seawall Contract 2 contracts reviewed 16"x 20 " cap  
concrete. Both companies estimate 30 days out 3-4 wks to  
complete. MTA Coastal M Munir 2<sup>nd</sup> P Hills approved**
- 3. Pool contract revisions signed**
- 4. Roofing contract replace roof at clubhouse increased by  
\$7K ridge vent close, soffit vents closed. 30 yr warranty.  
Vote postponed until BOD obtains further information  
regarding warranty for both contractors.**
- 5. Paving contract \$38K no formal contract as yet. Judy Hurst  
111 Philadelphia Ave suggested waiting until Jan for paving  
as roads might be more dry.**
- 6. Insulation installation contract completed at June 21  
meeting.**

**XIV. Adjournment MTAdjourn M Munir 2<sup>nd</sup> G Burton Approved**

**Adjourned at 6:36 PM**

**Respectfully submitted Patricia Hills HOA BOD secretary**