

VILLAGE OF LAKE TARPON HOA BOD MEETING

JUNE 21, 2018 AT 5 PM

- I. Call To Order at 5 PM
- II. Pledge of Allegiance
- III. Roll Call Present S. Shundoff, P. Hills, D. Hatton, G. Burton, M. Munir, T. DeLuca, via phone conference S. Welsh, T. Maynard, L. Turk
- IV. Approval of HOA BOD Minutes from Previous Meeting May 17, 2018
MTA Minutes T. DeLuca 2nd D. Hatton Approved
- V. President's Report
Karen Neft Office Staff is now a Notary Public
Intent to Enforce letters to all residents this past month

A/C - remove old units 4 air handlers 4 condensers	\$ 75,600-
Insulation	16,000-
Electrical	10-12,000-
Ladder Access	est-500-
Roof Replace	48-50,000-
Pool Resurface	36,000-
Deck Paving	79,000-
Lighting/Elec.	24,000-
Railings	5,000-
BBQ Pavers	7,000-

- This chart explains finances needed and resources available for upcoming projects. Deck paving and pool renovations to begin in Jan. 2019 completion by late Feb. Gary Mehl 241 Philadelphia Blvd. queried about need for ladder access.
- VI. Treasurer's Report attached

MTA Treasurer's Report M. Munir 2nd P. Hills Approved

VII. Directors' Comments

G. Burton comments regarding signage

M. Munir Handicap stickers & signs are available at office for golf carts near pool area to allow closer access for those handicapped Future Projects that need to be considered to be discussed at later date

VIII. Manager's Report

Shuffle Board and Bocce Court LED Lights and Timers have been installed. Pool bids still negotiating price and fine tuning details. AC/Roof Permits are being attained this month. It has been decided air handlers placed in the attic will be best functionality, efficiency, ease of access by Mauro, engineer and Mgr. Insulation needs to be installed under deck of the roof.

Delinquencies 3 at 1 mo 3 at 2 mo 1 at 3 mo 3 at attorney

IX. Committee Reports

M. Munir Staff Evaluation Report

90 Day performance Review was excellent. Karen Neft is now Notary. Hours increased to 4 hr M-F salary increased to \$11/hr

X. ARC Reports/Requests

298 Colonial Blvd. Awning Replacement

Daly Home Improvements. Meets all ARC requirements

MTA P. Hills 2nd M. Munir Approved

229 Philadelphia Blvd. Install Medically Prescribed Vertical Wheelchair Ramp. Willis Construction. Meets all ARC requirements.

MTA M. Munir 2nd D. Hatton Approved

53 Plymouth Cr. Change steps from front to side with railing.

Mark Torbert contractor. Meets all ARC requirements.

MTA M. Munir 2nd P. Hills Approved

173 Colonial Blvd. Roof System. All Weather Roofing.

Meets all ARC requirements.

MTA G. Burton 2nd M. Munir Approved

170 New England Ave. Install missing siding, matching. Family will do work. Meets all ARC requirements.

MTA D. Hatton 2nd G. Burton Approved

ARC Report/Requests continued

290 Independence Ave. Window replacement. Bowen Construction. Meets all ARC requirements.

MTA G. Burton 2nd M. Munir Approved

125 Village Green Way Painting white on white. Meets all ARC requirements.

MTA M. Munir 2nd P. Hills Approved

252 Philadelphia Blvd. Request made several months ago to replace older unit with new build with handicap adjustments. Substantial communication via BOD, ARC, Village attorney and owners as request intrudes beyond allowed Village requirements. Attorney recommends approval based on size accommodations made by owners and all current law and county requirements to supersede Village of Lake Tarpon requirements. Mgr in agreement. Considerable discussion followed. MTA M. Munir 2nd P. Hills Approved

Roll Call Vote S. Shundoff Yes; S. Welsh No; P. Hills Yes; D. Hatton Yes; M. Munir Yes; T. Maynard Yes; G. Burton Yes; T. DeLuca No; L. Turk Yes. ARC prefers a third party review which will be discussed, reviewed and adopted by BOD for future such requests. Owners unwilling to provide third party review.

XI. Dog Variances None

XII. Discussion/Action Items

1. Action Request Karen Neft ^Salary to \$11/hr ^ Hours 4 hrs/M-F based on 90 day performance Review

MTA M. Munir 2nd P. Hills Approved

2. Insulation Bids reviewed, discussed. Mgr. answered specific questions. MTA Daniels Bid M. Munir 2nd T. DeLuca Approved. Attachments on file at office.

3. Attorney Recommendations for Future requirements for variances to be discussed and reviewed for adoption at later BOD meeting.

XIII. Member Communication

1. 2 Letters read from Marvin and Cynthia Tanner 46 Washington Ct. On file in office

2. Letter to BOD Pres. S. Shundoff read

3. Regina Gavlick 278 Beach Court concerned regarding golf carts parking at dock grassy area, allowing dogs to run without leashes. Signs posted at dock area that Pet area ends here. Suggest signs be larger and more prominently placed.

XIV. Motion to Adjourn M. Munir 2nd T. DeLuca Approved at 6:12 PM

Respectfully submitted Patricia A. Hills HOA BOD Sec.