

Village of Lake Tarpon HOA Board of Directors Mtg.

Date: Thursday March 15, 2018 5 PM Clubhouse

- I. Called to Order 64 residents in attendance
- II. Pledge of Allegiance
- III. Roll Call: S. Shundoff, D. Hatton, P. Hills, M. Munir, G. Burton, T. DeLuca, S. Welsh, T. Maynard
- IV. Previous Minutes Feb. 15, 2018 MTA M. Munir 2nd T. DeLuca
Approved
- V. President's Report
 - 1) Introduced Karen Neft Office staff explained responsibilities 12-3 M-F
 - 2) Explanation given by Pres Shundoff of the various VOLT accounts, funding streams, revenues and expenditures for maintenance, upcoming projects and general operations
- VI. Treasurer's Financial Report February 2018

| Revenue | Month to Date | Year to Date |
|-----------------------------|-----------------|------------------|
| Maintenance Fees | \$39,128 | \$92,407 |
| Boat Slip | 305 | 1,890 |
| Storage Compound | 525 | 6,450 |
| Apartment Fees | | 2,500 |
| Other Interest | 1 | 5 |
| Misc Income | <u>24</u> | <u>36</u> |
| <u>TOTAL REVENUE</u> | \$39,373 | \$103,288 |
| Operating Expenses | 73,069 | 109,458 |

Non-Operating Expenses 10,430 20,298

Treasurer's Financial Report February 2018 (continued)

| Total Operating Expenses | Month to Date | Year to Date |
|--------------------------|---------------|--------------|
| | \$83,489 | \$130,298 |

Operating Cash on Hand

| | |
|------------------------------|----------------|
| General Operating Account | \$ 15,607 |
| Cadence Bank | 169,658 |
| <u>Reserve Cash BB&T</u> | <u>306,751</u> |
| Total Cash on Hand | \$492,016 |
| Delinquencies | \$ 11,472 |

MTA February Financial Report T. Maynard, 2nd T. DeLuca Approved

VII. Directors' Comments none

VIII. Property Manager Report

Delinquencies \$11,472 49 total 11@ 2 mo 2 @ 3mo
3 @ attorney 2 ready for attorney

Explanations of deficits Insurance paid up front for year; \$9,000 mortgage interest, year shares paid out in January. General updates on bids for projects. Recommendations to all residents to secure properties, maintenance and upkeep prior to leaving for period of time.

Pool renovation 3 bids expect to have ready by next BOD meeting

IX. Committee Reports

- 1) I.T. Committee T. Maynard Chair.; S. Shundoff, P. Hills, J. Dougherty consultant working to synchronize data previously collected and consolidate at the office. Bulletin has new form and residents are to list additional person to contact beyond spouse. Working on policies to protect privacy, consolidate demographics and allow data to be most useful.
- 2) Committee: Director Application. Interviews completed. Linda Turk appointed new director to replace resigned director. Sue Anderson will serve in consultant role to assist as needed.

X. ARC requests 50 New England Court change carport to screened room Meets all needed requirements. MTA D. Hatton, 2nd T. Maynard Approved

XI. Dog Variance Requests None People not from village noted walking dogs, residents may redirect to dog walking areas. If strangers or confrontational may call Sheriff Dept. to report.

XII. Discussion Items None

XIII. Members communication written and oral

1) Mark Munir 244 Independence Ave Monday 3/26 Dumpster in front of office for all residents. No hazardous materials.

2) Sharon Maegden 278 Independence Ave. query about homes with hurricane damage. Letters sent in Jan work to be completed by 4/15.

Additional reminder letters to be sent out next week. Fines after 4/15

of \$58/day until completion. Some variance/hardship will be individually considered.

3) Helen Ellis 33 William Penn Way general concern

4) Connie Price 260 Independence Ave. Boat Dock reservation list updated 2015 wait list have been called. 10 names removed from list last two weeks.

5) Wayne Foster 21 Concord Lane regarding upcoming projects would like contracts to include exact scope of work to be completed, with reasonable but firm milestones and oversight. He will talk more directly with property manager.

6) Ann Osborne 131 Philadelphia Ave. Nancy Marshanke Social Committee is organizing Easter Dinner. Social Committee will provide beverage, cooked ham, bread. Signups required with each table host/hostess planning all table arrangements, table service, side and main dishes.

7) Gwen Burton 237 Lake Tarpon Drive there is trash beyond brick wall which is unsightly and filthy not VOLT property. Property Manager will contact Pinellas County to correct this issue.

8) Marilyn Foster 21 Concord Ave. Do meetings continue through summer? HOA meetings are held year round 3rd Thursday each month. Directors that are out of town call in for conference call to participate in meetings so actions can be taken as needed.

XIV. Action Items

1) Violation Resolution Procedure reviewed with discussion. Tom Maynard suggests mailing violation notices with certified return receipt so they can be tracked if refused, received or undeliverable. All approved resolutions will be dated with meeting date and year. Mailings will be sent certified return receipt.

MTA Violation Resolution Procedure. P. Hills, 2nd M. Munir
Approved

2) Policy for Accepting Donations or Gifts See attached.
Reviewed and discussion. Addendum to #3 Donor will be sent letter of acknowledgment within 2 weeks of form submission. Letter of Acceptance or Declination will be dealt with as promptly as possible. Motion To Approve Policy for Accepting Donations or Gifts, Donation/Gift Form and Form Letter of acknowledgement
MTA T. Maynard 2nd P. Hills Policy and Forms approved

3) Village Management Job Description for Tony Toscano Property Manager and Mike Morrissey Maintenance Tuesday and Thursday 12:30-6:30 PM presented by Tony Toscano.

XV. Motion to Adjourn M. Munir 2nd P. Hills Adjourned at 6 PM.

Respectfully submitted, Patricia A. Hills HOA BOD Secretary