

11/15/18 Village of Lake Tarpon

Budget Meeting & Vote 4:30-5 PM

Counting Committee Volunteer members: Nancy Marshanke, Betty Todino, Patty McClusky, Karen Welsh, Andy Ripic, Nancy Bartley

Results: 159 approve 3 disapprove Passed Fees will remain the same

MTA Budget results M. Munir 2nd S. Welsh Approved

Homeowners' Association Board of Directors Meeting

November 15, 2018 5 PM Clubhouse 84 residents attending

I. Call to Order

II. Pledge of Allegiance

III. Roll Call S. Shundoff, S. Welsh, P. Hills, D. Hatton (approved absence), G. Burton, T. DeLuca, M. Munir, T. Maynard, L. Turk

IV. Approval of Board Minutes Meeting October 18, 2018

MTA L. Turk 2nd T. DeLuca Approved

V. President's Report

1. Rugs in Bath house have been replaced \$700 much more secure

2. Coyote Issue several more sightings-an informational sheet available

3. TV replaced in club house Walk Fit program has resumed

M. Munir and several others available to assist with TV use and programming

4. Hurricane informational sheet available. Update on Hurricane Committee clubhouse building constructed prior to 1980 and does not have Miami Dade standard windows so cannot be a

Hurricane shelter. 3 shelters in Pinellas County Carwise, UPPH and Palm Harbor MS are only certified County Hurrican shelters

5. Open BOD position 3 current BOD positions open. Anyone wishing to serve must fill out and turn in to office BOD application. Voting will take place Jan. 24, 2019.

6. Lightning strike update TV replaced, AV team of Fred Fly, Jerry Gaerminck and Marty Epstein are working diligently to assess needs and potential sound and camera systems to replace damaged sound systems. Dance Committee, Sue Anderson and Veterans are lending/sharing sound equipment and speakers until new equipment is installed.

VI. Treasurer's Report attached (presented by T. Toscano)

Total Revenue	MTD 44,744	YTD 468,171
Total Operating	MTD 43,973	YTD 493,389
Total Cash on Hand	512,875	Delinquincies \$6,300

VII. Directors' Comments

1. Estoppel Addendum presented (See attachment)

MTA P. Hills 2nd T. DeLuca Approved

2. M. Munir Pickle Ball presentation court will be strictly funded by fund raisers and private donations location at putting green expansion. Specific details to follow.

VIII. Manager's Report

1. Drainage at Dock storm drain has incurred additional expense that had to be paid immediately to meet codes

2. AC for clubhouse has met final inspection job well done

3. Roof Contract changed roofing company and new company will honor warranties

4. Looking into Surge arrestors in addition to surge protectors to be housed in electrical workings for added protection from this type of future damage or interruption

5. Pool permits filed and initial deposit paid \$30K

IX. Committee Report

1. Hurricane Committee (see above under President's Report) written report submitted George Ellis

X. ARC Requests

1. 188 Independence Ave. 5x15' bumpout under carport AMS roofover compliant with all ARC requirements

MTA M. Munir 2nd T. Maynard Approved

2. 270 Colonial Blvd New Vinyl siding compliant with all ARC requirements

MTA M. Munir 2nd G. Burton Approved

3. 189 New England Ave. new roof attached compliant with all ARC requirements

MTA L. Turk 2nd T. Maynard Approved

XI. Dog Variances None

XII. Members written and oral

1. Harvey Beguhn 296 Independence Ave and Sharon Maegden 278 Independence Ave. queried is dock ramp now to code Yes it is to code. John Stone New England Court queried replacement of lightning strike items, time frame and have insurance claims been filed. Claims are being filed and some items remain to be assessed and explored regarding purchase date and cost in order to be as precise as possible. Some items will need to be upgraded to newer technology. BOD will make necessary purchases and will apply insurance money when it becomes available as these items are needed for clubs and

village to function properly at present. Patty McClusky queried time frame of current Ameritech contract approved in 2016-2020.

2. Written communication to T. Toscano from Mr. and Mrs. Steven Miller 252 Philadelphia Ave. regarding storage compound.

Letters read aloud and BOD will check on answers to their questions and respond to them.

XIII. MT Adjourn P. Hills 2nd T. DeLuca Adjourned at 6:30 PM

Respectfully submitted by Patricia A. Hills HOA BOD Secretary

Estoppel Addendum

Village of Lake Tarpon

43 Village Green Way, Palm Harbor, FL 34684

Office 727-784-5815 Hours Tue. and Thurs. 12:30-4:30 PM

Addendum to the Village of Lake Tarpon Estoppel Letters

As a buyer in the Village of Lake Tarpon I (We) attest to the following:

Initial each item (initials must be the person listed on Title of the coach)

_____ **1. I (We) have received a copy of the Association Rules and Regulations, inclusive of the Building Codes.**

_____ **2. I (We) understand that a full set of Association Documents is available to me upon request.**

_____ **3. I (We) fully understand if any rule, regulation, or building code is not specifically addressed, it is my responsibility to seek clarification PRIOR to proceeding with such.**

_____ 4. I (We) fully understand that any clarification of the rules, regulations or building codes are up to the sole discrepancy of the Board.

_____ 5. I (We) fully understand that the Village of Lake Tarpon is a 55+ community and that at least one person residing in the home will be 55+ and that no other person will be under the age of 18.

_____ 6. I (We) fully understand that there are specific pet section homes in the Village of Lake Tarpon. At no time will pets be allowed to reside in homes other than in the pet section without the Emotional Support/Service Animal Request Form properly filled out and approved by the Village of Lake Tarpon Board of Directors.

_____ 7. I (We) fully understand I (We) are purchasing in a DEED RESTRICTED Homeowners Association Community and that the Board has all means available (including legal) to make sure all Deed Restriction and Building Codes are strictly adhered to and enforced.

(s) Signature **Buyer**

Print Name (s)

For the Board of Directors at the Village of Lake Tarpon