

**Village of Lake Tarpon HOA Board of Directors Meeting**

**Village Clubhouse Oct. 18, 2018**

- **Call to Order at 5 PM      68 residents present**
- **Pledge of Allegiance**
- **Roll Call Present S. Shundoff, S. Welsh, D. Hatton, P. Hills, M. Munir, T. Maynard, L. Turk, Excused absence G. Burton, T. DeLuca**
- **Approval of BOD minutes 9/20/2018**  
**Motion to Approve D. Hatton, 2<sup>nd</sup> M. Munir                      Approved**
- **President's Report**
  - **Coyote Update some informational handouts are available**
  - **Annual Budget Meeting will be held 11/15/18**
  - **Clubhouse Curtains a club has offered new clubhouse curtains as a donation.**
  - **Office ramp lawsuit 8 years in the works ramp was incorrectly installed. The court has ruled in VOLT favor, 45 days to Judge for response. Payment to also include attorney fees.**
  - **3 spots available for BOD members in January 2019**
- **Treasurer's Report presented and attached**  
**Motion to Approve P. Hills    2<sup>nd</sup> S. Welsh                      Approved**
- **Directors' Comments**  
**S. Welsh presented discussion to establish a master email contact list purpose to alert residents concerning projects updates, cancellation notifications, general alerts and information. Karen Neft will be administrator of this list, strictly voluntary, BCC format to maintain privacy of all who participate.**  
**Motion to approve M. Munir    2<sup>nd</sup> T. Maynard                      Approved**
- **Manager's Report**
  - **Seawall update walkout completed, sheet piling 7-8', finishing pier. Billie Lamb 249 Philadelphia Blvd. concerns that boat ramp**

**is inaccessible. Connie Price 260 Independence Ave. this is due to safety for all residents. Will open when project is completed.**

- **Boat Ramp plan to extend boat 8' additional checking on permits**
- **AC/Electric progress inspections need to be fully completed clubhouse and pool will be shut down for 4 days.**
- **Insurance claim submitted for lightning strike damage. Claims submitted.**
- **Roofing and insulation project will begin once warranty issues are dealt with**
- **Pool contract on track to begin early January, permits have been submitted, will take 6-8 weeks to complete.**
- **Dock weeds, monthly spray, granular application in 3 weeks**
- **Mowing contact currently \$450/month with US Lawns increased to \$850/month. Looking into other licensed certified companies.**
- **Delinquencies see financial report 5 at 2 mo 2 at 3 mo 49% at attorney**
- **Committee Reports**
  - **Hurricane Emergency Response Team report: George and Helen Ellis, Patty McClusky, Connie Price, Gwen Burton, Wendy Elliott**  
**Confirmation from Dept. Chief Palm Harbor Fire Dept. 3 certified shelters in Pinellas County Palm Harbor Middle School, Palm Harbor University High School. Buildings built after 1980 do not qualify as hurricane shelters. Handouts available regarding resources, pet care, necessary supplies lists. Clubhouse may be used post hurricane as necessary not during the storms. Team will provide information before, during and after as available. When advised to evacuate, residents should comply with all evacuation orders.**
  - **Counting Committee Nancy Marshanke committee all set**  
**Will meet twice once for Budget meeting in November and Annual meeting in January.**
- **ARC requests**

- **Unit #063. replace existing roof AMS contractor**  
**Compliant with all Village and ARC requirements**  
**Motion to Approve P. Hills 2<sup>nd</sup> D. Hatton Approved**
- **264 Philadelphia Blvd. replace windows and existing doors with energy efficient replacements no changes to configurations. Owner plans to install. Compliant with all Village and ARC requirements. Motion to Approve M. Munir 2<sup>nd</sup> T. Maynard Approved.**
- **Unit #466. requesting to not return awning replacement to original state. Not compliant with Village or ARC requirements.**  
**Motion to deny M. Munir 2<sup>nd</sup> P. Hills Denied**
- **Dog Variances**
  - **Unit # 076 all forms completed, validated and compliant**  
**Motion to Approve S. Welsh 2<sup>nd</sup> T. Maynard Approved**
- **Members written and oral communications**
  - **Unit # 074 letter read concerning storage compound units over 30' Requesting variance. Units in compound were grandfathered in 9 years ago.**  
**Motion to adhere to current requirement that storage of 30' or less maximum for trailers and boats P. Hills 2<sup>nd</sup> T. Maynard approved to continue with current requirements**
  - **Patty McClusky 57 Plymouth Ct. what is happening with permitting for roofing, warranty concerns, will clubhouse need to be closed again during roofing project? T. Toscano indicated clubhouse will not need to be closed during roofing project but will likely have some caution markers for safety. Contracts for roofing project are still being dealt with so no firm time frame.**
  - **P. Hills 269 Colonial Blvd. Bulletin notices have been missing from laketarpononline.com website. Will contact J. Werner at Ameritech to be corrected.**

- **Discussion/Action Items**

- **Walk Out** some additional work needs to be done while Coastal is on site in addition to original contract

**Motion to approve additional items for completion while Coastal is on site M. Munir 2<sup>nd</sup> T. Maynard Approved**

- **Boat Ramp** difficult to maneuver boats in and out of water as ramp is too short. **Motion to approve 8' increase in boat ramp length already included in current budget.**

**T. Maynard 2<sup>nd</sup> M. Munir. Approved**

**3. Insurance claims in progress all claims submitted**

**4. Budget reviewed ready for mailing**

**Motion to accept budget as presented by budget committee**

**M. Munir 2<sup>nd</sup> S. Welsh Approved**

**XIV. Adjourn Motion to adjourn M. Munir 2<sup>nd</sup> P. Hills Approved**

**Meeting adjourned at 6:05 PM**

**Respectfully submitted Patricia A. Hills BOD Secretary**