

Village of Lake Tarpon HOA Board of Directors Meeting

Village Club House Sept. 20, 2018 5 PM

- I. Call to order
- II. Pledge of Allegiance
- III. Roll Call: S. Shundoff, D. Hatton, P. Hills, M. Munir, G. Burton, via phone T. Maynard, S. Welsh, L. Turk. Excused absent T. DeLuca
- IV. Approval of July 19, 2018 BOD minutes
Motion to Approve D. Hatton 2nd M. Munir Approved
- V. President's Report
 1. Shares Pay off of shares by court order only 7 per annum
 2. 71 individuals with shares. Make every effort to notify next of kin when a death has occurred of shareholder.
 3. No BOD meeting was held during August as all contracts were completed in July this there was no need nor requirement for BOD meeting to be held.
 4. Roof and Insulation update some warranty issues have arisen. BOD is looking further into these issues.
 5. HVAC Project is coming along nicely. Expected time of completion late Sept/early Oct.
 6. Pool work is scheduled to begin early January 2019
 7. Seawall repairs are in progress.
- VI. Treasurer's Report Please see attached
Motion to Approve Report P. Hills 2nd M. Munir Approved
- VII. Directors' Comments
 1. M. Munir addressed concerns about mowing in the compound area. Any contractor hired by village would need to be insured/certified. Red ants are being dealt with appropriately.
 2. P. Hills brief presentation on some programs offered by Duke Energy for residents with possible implications for Clubhouse and Village owned properties, T. Toscano will look into further.
- VIII. Manager's Report
 1. Delinquencies \$5,403. 3 at attorney. This accounts for 50% of the delinquencies.

2. **Contracts for roof and insulation are being negotiated with concerns about warranty guarantee issues.**
 3. **Seawall and dock repair nearly half completed.**
 4. **HVAC and electrical project approximately 2 weeks from completion. Looking into possibility of need for 2 mechanical rooms for air handlers and equipment in rafters. Looking at variety of possibilities.**
 5. **Survey Projects: Pool/Pavers project to commence January 2019. Entire project should be @ \$145K. Pavers will be ramped to all thresholds so there will be no steps for building entry.**
 6. **Counting Committee is needed for Budget meeting and Annual Meeting.**
 7. **General Update Office ramp built in 2010. BOD sued company. Court date 10/17/18. It is hoped the court will rule in HOA favor to \$15K to cover costs of new ramp. 106 Colonial Blvd. gutters need to be trimmed from Hurricane Irma. Several homes remain unfinished from Hurricane damage. Fining Committee has been notified.**
- IX. Committee Reports none**
- X. ARC Requests**
1. **161 Colonial Blvd. ARC Committee recommends approval Motion to Approve M. Munir 2nd P. Hills Approved**
 2. **36 William Penn Way add 36" apron to driveway no setbacks and meets are in compliance. Motion to Approve G. Burton 2nd T. Maynard. Approved**
 3. **246 Salem Carport roof remains incomplete follow ARC will follow up.**
- XI. Dog Variance 1 request Unit 148 incomplete so returned then to attorney. Move to Hold P. Hills 2nd M. Munir Approved**
- XII. Members Communication**
1. **Written None**
 2. **Connie Price 260 Independence Ave. update on apple snails at dock**
 3. **John Stone 49 New England Court queries about club house equipment and replacement from Lightning strike in Sept. damage to all electric, audio equipment. Insurance adjusters are evaluating claims and hopefully will soon be resolved promptly.**

4. Ann Osborne 137 Philadelphia Blvd. with clubhouse closed newspapers are being left on driveways clear indications that homes may be unoccupied. Suncoast and N. Pinellas papers will be contacted.
5. Lyn Mehl 241 Philadelphia Blvd. query regarding 252 Philadelphia Blvd. A little progress has been made. New unit has not been placed as yet.
6. Patty McClusky 57 Plymouth Court concerns regarding weed at dock. Has been an ongoing problem since late Spring early Summer making it impossible for them to take their boat out. Mike Morrissey is removing on average 4 garbage bins of debris daily.
7. Cyndi Kowalski 293 Colonial Blvd. concerns regarding weeds at dock
8. Mark Munir 244 Independence Ave. 2 coyotes in the village trying to determine where they are staying to remove them.

XIII. Discussion/Action Items

1. Dock weed issues
2. Insurance Claim for lightning strike
3. Bench replacement
4. Pool trees to be removed one struck by lightning, others are infested with ants.

XIV. Meeting Adjournment

Motion to Approve M. Munir 2nd P. Hills Approved
Adjourned at 5:47 PM

Respectfully submitted by Patricia A. Hills HOA BOD secretary