

June 20, 2019 Village of Lake Tarpon HOA BOD Meeting Minutes

5 PM Village Clubhouse

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call S. Shundoff, T. Maynard (absent traveling), P. Hills, D. Hatton, via phone J. Gaereminck, M. Munir, S. Andrew, S. Welsh, L. Turk.
- IV. Approval of May 16, 2019 BOD minutes MTA D. Hatton 2nd L. Turk approved
- V. President's Report
 - A. Hurricane Information and Use of Clubhouse-If a mandatory evacuation is in place there will be no access to the clubhouse as it will be locked. It is not a shelter for hurricanes. There is a form in the office from the Fire Department to be filled out and filed with local Rescue Fire Dept. A community support worker is available for presentations if a presentation can be arranged it will be announced later.
 - B. Garden Areas 2 completed thanks to diligent efforts by Patty and Bill McClusky, Leo and Carol Matson, and Sherry Shundoff. The unfinished areas need at least landscape material and stones to prevent erosions. Hopefully this can be accomplished in 3-4 weeks.
 - C. Table and chairs for lounge area around South clubhouse entry is here but will not be placed until smoking area is completed. Smoking area will be moved to area beyond bath house gate/near walkway from office.
 - D. Office computer. Fred Fly and Sue Anderson are offering some suggestions. Final decision to be made later once prices and capacity may be compared and decision made.
- VI. Treasurer's Report see attached. Recommendation to move some funds into Savings account with better interest rates.
- VII. Directors' comments None
- VIII. Manager's Report
 - A. Delinquencies \$7,330 8 at 2 months 4 at 3 months 3 at attorneys (46% of delinquencies)
 - B. Roof completed. Insulation completed. Gutter work and underside of overhang to be scheduled in 1-2 weeks. Awaiting Pinellas County approval for plans. Pavers at main entry completed. North entrance to be completed in next 2 weeks.
 - C. Storm drains have been flushed. Pavers around pool were placed over already existing drains and have need some adaptation.
 - D. Security system-email unanimous email consent to go with 8 mega pixel camera for dock and compound cameras. Set up for security system program depends on new computer purchase and date of set up. Plan for late July early August set up for FOB program and distribution which will be done from the office. M. Munir queried about computer system for office and FOB programs. Office computer will handle all office and security programs.

- IX. Committee Reports
- A. Insurance Committee J. Gaereminck proposals/recommendations to be in place by next meeting to BOD to make decision whether to stay or move to new provider. Areas of concern are (a) cyber (b) criminal (c) BOD liability. For additional \$20/month on existing policy would increase BOD member coverage by addition \$1M.
 - B. Volunteer Committee S. Andrew no new or recent activity or needs to report
 - C. General Rules & Regulations and Building Codes Committee P. Hills
Committee members P. Hills, M. Wheeler, A. Taylor, T. Maynard and S. Welsh
Current task: Considering current Rules & Regulations and Building Codes to update clean up language. Future task to review, propose additions that are more appropriate for current village lifestyles and needs and present for BOD approval. Any changes other than antiquated language needs vote of majority of residents so would require a mailing which could be combined with either budget vote or annual meeting votes.
 - D. Clubhouse Renovation and Improvement Committee S. Shundoff
Committee members Fran Fly, Sherry Shundoff, Linda Turk, Elaine Morales, Pat Hills
Redesign of kitchen, handicap bathrooms, storage meeting with architect and formal drawings will be proposed and brought to BOD for approval.
- X. Architectural Review Committee S. Welsh and J. Gaereminck
- 1. 205 Philadelphia Blvd. enclose carport, garage with front door, siding. Meets all HOA requirements. Permission for POD for storage. AMS to do work.
MTA P. Hills 2nd D. Hatton Approved
 - 2. 58 Lexington Court add sliding glass door to east side of home for exit and egress. 8'x10" deck and rail level with coach Trex material. Has been recently surveyed. Meets all necessary requirements. MTA D. Hatton 2nd P. Hills Approved
 - 3. 177 Revere Court new roof and 4 sun tubes by Community Roofing. Meets all HOA requirements. MTA P. Hills 2nd L. Turk Approved with 1 abstention (SS)
 - 4. 273 Colonial Blvd. paint driveway and house trim. Meets all HOA requirements.
MTA L. Turk 2nd D. Hatton Approved
 - 5. 25 Harbor Way, 32 Harbor Way, 48 Harbor Way, 50 Delaware Ct. concrete pads for golf carts. Meet all HOA requirements. Lots all surveyed.
MTA M. Munir 2nd P. Hills Approved
 - 6. 197 Concord Lane requesting metal scrolled emblem sign, no approval nor ARC needed.
 - 7. 2 recent request 60 Harbor Way replace white metal mailbox with wooden one
213 Lake Tarpon Drive add porch rectangle with 2 steps. No decision made as additional questions need to be answered.
- XI. Dog Variances
- 1. Unit 484 verbal given at last meeting all requirements met.
 - 2. Unit 79 2 dogs each with specific nexus. Both recommended for approval by attorney.
MTA D. Hatton 2nd L. Turk Approved
- XII. Member communication (written and oral)
- Patty McClusky 57 Plymouth Court query regard pad at boat dock had been told at last meeting would be done in 2 weeks. Still need to secure pricing and decision to be made then. Pad would be width of driveway and 8" extension. More information and proposal for pricing need to be evaluated and voted on possibly next meeting if available.

XIII. Discussion and Action Items

1. Approval for 8 megapixel camera for dock and compound areas at increase of \$160
MTA P. Hills 2nd D. Hatton Approved

XIV. Adjournment

MTA M. Munir 2nd D. Hatton Approved

Meeting adjourned at 6 PM

Respectfully submitted by Patricia A. Hills HOA BOD secretary