



Homeowners Association Meeting Minutes
Tuesday, April 15, 2014
Pool Area at 7:00 PM

Attending: Jerry Walters, Janet Allen, Sonny Hinchee, Gabe Farra, BJ Viers, Peter Mignone, Deb Hinchee,

Absent: Don Fadel, Dana Carpenter

Call to Order

- Jerry called the meeting to order.

Paver Committee Report

- Several of the committee members went to the Tremron show room. Tremron is one of the manufacturers of pavers and is used by several of the paver installers we contacted. Since that time, the committee learned of another manufacturer we plan to check out. The next paver committee meeting is scheduled for April 17. The committee will make a recommendation to the Board for color, style and maintenance requirements.

ARC Walk-Through – 1st Letters

- Jerry sent the first letters on April 7. As of the meeting, no response has been received. Jerry gave a copy of the letters to the responsible ARC representatives.

Report on Completion of Action Items from Last Month

- Open action items were reviewed for the status. Deb will update the Action Item Log.

Update on Required Board Member Training

- Dana completed the training in March. She and Gabe will give Deb a copy of their completion certificate. All Board Members have now either completed the training or signed the required form.

Progress on New Attorney Search

- Jerry contacted the attorney office of Jimerson and Cobb. If we select them as our new attorney, he was told we have options regarding how we pay for their services. No rates have been provided to-date. **Action Item:** Jerry will contact several other attorney offices that were recommended by Leland Management.

Financial Report

- Gabe reviewed the Dues Outstanding report.
- Taxes were submitted for the Association.

- Gabe reviewed the Financial Report. He stated our termite contract with HomeTeam was paid for the year, giving the Association a discount.

Pool and Landscaping

- Sonny gave an update on the pool, stating the fence and deck had been power washed and the gutters on the cabana were cleaned. The pool furniture was cleaned, as well.
- Once the trees have finished dropping leaves, the landscaper will begin mulching areas in the common grounds.

New Business

- Contact St. John's Water Mgmt. regarding pond erosion. Janet stated that once the paver committee recommendation was complete, a new committee will be formed to discuss the erosion of the retention pond. **Current Action Item #15:** This action item will be revised to show this update and reassigned to the Board until a committee is formed.

Old Business

- Feasibility Study of Pros/Cons of Management Company. In progress.

Date/Time March Meeting

- May 20 – 7:00 p.m. - Pool area
- In case of inclement weather, the alternate location is 1018 Big Pine Key.

Adjourn