



## **Minutes of Board of Directors Meeting** **on June 13, 2017** **at Fruitville Library**

6:35 Call to order, attendance & establishment of quorum.

Gary Walsh, Diane Treharne, Sharon Stringer, and David Johnson were in attendance. Rita Bennett arrived shortly afterward.

### **President's comments:**

Estoppel on lot 60/61 -- Sharon & Diane walked the wall and viewed the damage. After talking with the attorney for the homeowners and reiterating that we would need access to the wall in order to properly maintain it, no resolution was reached. The homeowner's attorney claimed that after a review of our HOA documents, there was no evidence that the HOA owns the wall. Therefore, he challenged the requirements we placed upon the homeowners. Gary & David visited today and met with the homeowners to view the plantings along the wall. The homeowners agreed to trim their trees back to allow sufficient clearance for proper access to maintain the wall.

Minutes from the March meeting were read and accepted and passed as read.

**Financial Report;** There is just over \$27,000 in the operating account and \$45,850 in the reserves..

Accounts receivable is at zero right now, aside from a bank-owned property. Diane emailed reminders to those who made partial amounts in January with a reminder that the due date for their final installment is July 1, 2017. We will probably need to hold a budget meeting in the fall in order to ensure that the reserves remain at intended levels. There will be some maintenance required on the wall.

**Committee Reports;** Modifications: A request for modification was received for 7326 Deer Crossing Court (Jordan & Christina Blaugh), to replace their existing 4-foot fence with a 6-foot fence in the same location because their dog was jumping over the fence.

Violations: There are several properties that have not been regularly mowing and edging along the sidewalk. (We should create a standard violation notification form.) Lots 53, 57 & 58 need to be notified. There are also some properties that are not meeting the lighting standards and others whose mailboxes need maintenance. Recycle box and garbage timing. Lot 59 is a rental property and the lawn has been mowed regularly, but the landscape beds have not been maintained.

**Old Business:** Pond levels are low. Andrew is going to contact the County to have someone come out and help understand what is happening. When levels are high enough, our ponds feed the Celery Fields.

Our water levels are not high enough for this to occur, but they still seem to be draining rapidly. Perhaps something the County did to help the drainage problems at the Big Cat Habitat.

HOA documents: no progress has been made. Gary and David will correspond with Mr. Lobeck to try to get them finalized. A plan was discussed to add requirements and restrictions related to rentals (requirement to live here for \_\_\_ years prior to renting a property out and then a maximum of six rental properties in the community at any one time).

Landscaping: Sharon has proposed new plantings and worked out arrangements with the landscape contractor. The board voted to approve her plan between meetings. Some discussion about the shrubs along either side of the entrance and along the wall followed. Diane: motion to work out a solution. David seconded. A voice vote.

Update on the Celery Fields: Gary provided the latest details on the TST Ventures LLC plan to construct a dump on the southwest corner of Apex Road & Palmer Boulevard. The Board of County Commissioners has dedicated a full day for the hearing on Wednesday, August 23, 2017.

**New Business:**

Next Meeting date is Wednesday, September 20, 2017 at 6:30pm.

The meeting was adjourned at 7:45pm