

Minutes of the CRHOA Board Meeting, December 21, 2011

The meeting was called to order by Bill Schulte, President, at 7:00. A proof of notice was established and a quorum was determined. Board Members present were Jerry Dinkins, Harry Lindgren, Elaine Mitchell, Barb Munoz, Dave Stowell, .and Jim Wheeler.

Approval of November 23rd, 2011 meeting minutes – *A motion was made by Harry to accept the November 23, 2011 minutes as presented. Jim seconded the motion. The motion was carried 7-0.*

Audience participation – None

Payment of Bills – Disbursements submitted for payment were all within standard and usual expenses. *Harry made a motioned that the Board approve the payment of disbursements presented. The motion was seconded by Elaine. The motion carried 7 - 0.*

Committee Reports as needed

CERT-Marsha Smith – One new trained member has joined the team. More members have applied for training and we are hoping a new training class will be conducted by the Fire Department after the first of the year. The Team is preparing to build a new storage facility and plan to locate it in a more accessible location. In response to a recent inquiry from a resident, it was clarified that CERT is strictly a **disaster** emergency response team and is activate only by the command of the Pine Island Fire Chief. All persons experiencing a personal emergency should always call 911 for assistance. It was encouraged that local residents sign up for a CPR course, offered by CERT, to prepare them to handle emergencies until first responders arrive.

Covenants and Restrictions-Phyllis Mills - The committee has prepared some last minutes questions on the revisions of the by-laws and covenants. They are being sent to the attorney for advise and the plan is to have the revisions voted on at Annual meeting.

Communications-Jerry Dinkins – No meeting was held this month. An addendum updating the community directory will be compiled after the first of the year.

Finance-Harry Lindgren – No changes to note on the HOA financials. Accounts Receivables are at \$40,270.00. The past due accounts are status quo. All are currently in some legal action. The committee recommends that if reserves are drawn from, it must be an expense of at least \$5,000 or more. Anything less would be incurred as an operating expense. More definition on what comes from reserve account will be discussed and determined at an upcoming workshop. CD accounts are now a little over \$250,000.00. Karen Garside will look into FDIC provisions and how it affects our CD and determine how to best protect these funds. All expenses incurred in 2011 should be submitted to Karen by December 31.2011. The 2012 budget was emailed to the Board members. The budget was reviewed by the all board members and compared to the notes of the workshop. *Jim made a motion that the board approve the 2012 budget as presented. The motion was seconded by Dave. The motion carried 7-0.* Harry mentioned that, according to the State HOA Laws, we are not required to have a financial review every year. Considering this, it was presented for consideration if we need to do a review for 2012. It was decided that the Board will discuss this further at the next board meeting. Based on the newly approved budget for 2012, assessments will be \$665. New bills will be going out in January. Lot mowing will remain the same. A hearing regarding the old Engle Model was on the 14th of December. The court ruled that the bank must set a sale date (tentative for Jan 18) of this property and if bank delays in posting a sale, they will be required to immediately pay past

due expenses due to the HOA. The process will be monitored by the courts in order to prevent the delay in the posting of a sale.

West Entrance - Don Weigand- Final issues regarding permitting are being resolved. The permits have not been issued to date. The committee will be retaining the service of an architect and have a meeting scheduled. This will provide specs for the acquisition of bids as well as an artist rendering for presentation at the annual meeting.

Pine Island Expansion - Tom Mitchell - All required forms have been completed and sent out. They were reviewed by the FDOT and being sent to Tallahassee for the next step of the process.

ARB-Gary Hanson – The committee did not have a meeting this month. Three request were received this month. 1 for painting, 1 for a well & 1 for hurricane shutters. Plans for new construction on Prince Charles Ct. are expected to be submitted in the very near future.

Security-Jim Wheeler – One new family moved into the community this month. Data sheet was received and gate openers were given. Several false alarms from the gate were received due to the recent pressure washing of the gatehouse. All issues were resolved. Quarterly gate maintenance was performed.

Landscaping-Carol Dulik Well repair Project – Electric repairs and updates were performed at the guardhouse. The work on the well on Princess Grace Ct. cull de sac is completed. The project came in under budget. The replanting of the large streetscapes on the eastern perimeter and Royal Tee Cr., south, will be completed this week. Replanting of shrubs behind the 4-way stop will be done by CLA at no cost. The loss of shrubs was due to an irrigation issue which should have been taken care of by CLA before any loss was suffered. The committee, along with CLA representatives will work with the Don Weigand on the landscaping of the new entrance. Upcoming projects will include planting of shrubs on the west berm. This work will begin as soon as the irrigation system is remediated.

Roads/Drainage/Lighting-Doug Flenniken – No report

Other Discussion Topics – Marie Hughes presented a list of meeting date for the 2012 year, which will be posted on the website. The meetings were set for the fourth Wednesday of each month. Exceptions to this standard calendar are February's Annual Membership meeting, which will be announced at the next meeting, and November & December's meetings, which will be held on the third Wednesday of the month. ***Elaine mad a motioned to accepts dates set for the 2012 year. The motion was seconded by Jerry. The motion carried 7-0.*** Harry will arrange the date, location and time for the annual meeting.

Openings on Boards – The board will conduct a social event as was conducted last year. It will be an opportunity for residents to meet the Board and Committee members. It will also be used as a time to recruit new members for both the board and committees. Harry will meet with representative of Golf Club to set a date. The target dates are early January for an email to the community, and mid January for the gathering.

Adjournment – A motion to adjourn the meeting was made by Harry. Jim seconded the motion. The meeting was adjourned at 8:25pm.

Respectfully Submitted,
Marie Hughes