

Minutes of the CRHOA Board Meeting, October 26, 2011

The meeting was called to order by Jim Wheeler, Vice 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, Dave Stowell, and Jim Wheeler. Absent were Bill Schulte and Barbara Munoz.

Approval of September 28, 2011 meeting minutes – *Harry motioned to accept the minutes of the September 28, 2011 meeting, with the removal of resident's names mentioned in the Financial Report, for the purpose of privacy. Dave seconded the motion. Motion was carried 5-0.*

Audience participation: John Kenney asked for clarification on the setback in Section C. This would be discussed during the ARB report.

Payment of Bills: Disbursements \$21,775.00 were submitted for payment. Unusual expenses for the month included vegetation to the west entrance, which was previously approved by the Board; payment to Banks Engineering, for the west entrance; attorney fees for representation in the Engle bankruptcy; and cost for needed landscape planting throughout the community. The remainder of the bills presented were usual monthly charges. *Harry made a motioned that the Board approve the bills presented for payment. Elaine seconded the motion. Motioned was carried 5-0.*

Committee Reports

CERT-Marsha Smith – To date, no logo designs have been submitted to the committee. It was decided that the committee would come up with a design themselves. CERT member Tim Edwards was recently appointed by Chief Bradley to fill a seat on Fire Commission. He will serve for the remainder of term, and will then run for election. The team participated in a joint training on Pine Island. A mock school bus accident was staged and the team responded with fire fighters and paramedics. The Fire Department is offering CPR training to any resident interest in attending. They will come to the community but will need at least 5, but not more than 10 people. The committee will put an email out to the community to find interested persons.

Covenants and Restrictions-Phyllis Mills – Nothing to report.

Communications-Jerry Dinkins – No meeting. The committee will be looking at the bulletin board out front and perform some repair and maintenance.

Finance-Harry Lindgren – During the monthly meeting, the committee reviewed and changed the monthly budget amount for bad debts, from \$300 to \$800. AR ending balance for September 30, 2011 is \$42,089.50, a \$36,679.70 net balance. A Financial Institution which holds title to a property in the community, will be paying \$1,127.49 to the HOA, which is the amount allowed by State Law. A \$900.51 write off, to cover the difference which is owed, will be entered when the payment is received. The committee is holding reservation relative to Bill Schulte authorizing our attorney to bring motion against the Financial Institution to continue with foreclosure proceedings on the Engle model. The reservation is predicated upon the HOA benefit/cost relationship. Other open items for the finance committee include the spraying of the ditches and the well repairs on the Princess Grace Ct. cull de sac. These issues will be

addressed by the landscaping committee. Jim Wheeler expressed concern over the recent expense to have legal council respond to foreclosure proceeding notifications. It was felt that the previous process followed by the financial committee was effective and incurred only recoverable expense, since any expense to file a lien is recovered when the lien is settled. ***A motion was made by Jim that a procedure be drawn , by President Schulte, for handling liens on foreclosed properties and be presented to the Board for approval. Dave seconded the motion. Motion was carried 5-0.*** The committee also expressed a concern regarding the algae in the ponds on the golf course. The issue of them becoming an eye sore as well as the odor was mentioned. The issue will be presented to Dean Ballentine, owner of the golf course.

West Entrance Project & Pine Island Expansion -Strategic Planning Tom Mitchell & Don Weigand -

West Entrance: Paperwork has been re-submitted for the permitting of this project. At this time the FDOT is requesting proof that HOA membership has approved entrance. That approval is documented and recorded in the Minutes of the January 26, 2011 Board meeting. Subsequently, ***a motion was made by Jim that, based on the overwhelming majority of the community voting yes to the construction of a secondary exit, which was recorded in the January 26, 2011 Board Meeting minutes, the Board proceed with the secondary exit project. Jerry seconded the motion. Motion carried 5-0.*** Prior approval from absent board members, Bill Schulte & Barb Munoz, were also acknowledged.

Pine Island Expansion –A committee meeting is scheduled for this Tuesday. At this time, the committee has completed all the needed actions that were assigned at the last meeting and have forwarded the information to the FDOT. The committee will review this information and make its recommendations to the Board to accept or reject the monies offered by the FDOT. A synopsis of Tuesday’s meeting will be sent to the Board.

ARB- Gary Hansen – The committee accessed the mailboxes in the community and reported that most of them are in decent condition. However, they are all in need of a clear coating to preserve them. It was reported that 1 homeowner painted his mailbox black and that it will need to be returned to the original color at the owner’s expense. This brought a discussion of notifying residents that the HOA is responsible for the maintenance of the mailboxes and that any repairs should be reported to the ARB. It was suggest that an email be distributed to the residents to further insure that they were aware of the procedure. Requests for bids to spray the mailboxes are currently being pursued. The Board still needs information on amount to be placed in the reserve account for future replacements of mailboxes. 6 request for reviews were received this month, with all being approved. 2- painting, 1 modification to prints previously approved, 1 request for new const. 2 for irrigation well - 1 approved and 1 subject to additional information.

Set back Section C – John Kenney asked to confirm the amended set-back for Section C, and where they are marked from. It was clarified that the set back will be 35’ from the edge of the property to the beginning of the construction. The attorney has sent a letter to Starwood advising them of the amendment to setback and to advise any persons purchasing lots in Section C of the amendment. The Amendment will be duly recorded in the public records. Action follow up will be reviewed at the next Board Meeting.

Security-Jim Wheeler -Three new Family Data Sheets for new residents in the community were received this month. Gate codes were programmed into the gate system and one gate remote was sold. It was reported that the entrance side gate was closed mid-morning on 22 October after a power failure at the golf course maintenance shack. Once power was restored, the gate reset

itself. A check of the gate system revealed no problems. Jim Wheeler will contact Bob Enwright for scheduling the quarterly maintenance of the gate system. Jim Wheeler and John Valenti continue to support and provide input to the West Entrance Project Committee. There were several information type flyers and announcements from the Board and committees that was passed to the community via the Block Captains.

Landscaping-Carol Dulik – Carol presented the board with the three bids that were received for the well repairs on Princess Grace Ct. All bids were quoted for Phase A(pulling pump and casing), Phase B(remediating current well), & Phase C (plugging old well and drilling new well) Phase A is the first and required phase. The next step will be either Phase B or Phase C. Phase C will be require ONLY if the well cannot be remediated (Phase B). All three of the companies that submitted bids felt that the well should be able to be remediated. Additional pricing was submitted to eliminate the well & pump and service the cull de sac with Pine Island Water. The committee felt that replacing the well & pump with Pine Island Water was not cost effective at all. The committee recommended that the Board accept the bid submitted by LaBelle Well Drilling. The business has previously performed work in the community and has always provided reliable and professional service. ***Harry made a motion to accept LaBelle Well Drilling, as recommended by the Landscape Committee. The motion was seconded by Dave. Motion was carried 5-0.*** Spraying of the ditches have been delayed from October to November, due to the excessive amount of rain in October.

Roads/Drainage/Lighting-Doug Flenniken – None available

Other Discussion Topics - None

Adjournment - Jim made a motioned to adjourn the meeting. The motion was seconded by Elaine. The meeting was adjourned at 8:15.

Respectfully Submitted,
Marie Hughes