

Lakes of Brandon Home Owners Association, Inc. Board of Directors, ACC and CCR Meeting – MINUTES

Thursday, January 5, 2012 @ 6:00 pm

Meeting held at: Beef-o-Bradys (4330 Bell Shoals Road)

2nd CONTINUATION OF 2011 ANNUAL MEETING

CALL TO ORDER: David Campbell, President

PROOF OF NOTICE: Notice posted on Community Announcement Board 12-26-11

ROLL CALL: *David Campbell, Howard Strahan, Lou Ferrucci, Derek Matthews (Late-arrived @ 6:40pm), Debbie Nixon (Absent)*

OTHERS IN ATTENDANCE:

- *Michele Mann (Vanguard)*
- *Eddie Ruiz (Synovus)*
- *Bert Winfield (Vanguard)*
- *Joy Collier*
- *Petra Taylor*
- *Karen Young*
- *Perry Klaus*
- *Marty Davis*
- *Lou Bloom*

RESIDENTS REQUEST TO ADDRESS THE BOARD (10-MINUTES):

- *Petra requested an explanation of why the Board did not approve the installation of the doggie waste stations. Dave Campbell explained that cost was not the main factor but upkeep on the stations was the primary reason for not approving them.*
- *Eddie Ruiz and Michele Mann both indicated that the board had to vote on last month's decision to apply for and get a HOA credit card. Dave reintroduced the topic and asked for discussion. **Lou Motioned that the board should approve the application; the motion was seconded by Howard and approved by a 3-0 vote.***
- *Perry addressed the board and Vanguard personnel and appealed for all to do a much better effort in answering requests from the homeowners. He explained his recent frustration with obtaining new automobile stickers and explained why he thought the service was very inadequate. He also indicated that 5128 and 5005 Whispering Leaf Trail were both in need of yard maintenance. Vanguard briefly explained that they understood Mr. Klaus's frustration and promised that communication and customer service would improve as we moved forward.*

LAST BOARD MEETING MINUTES – READING/REVIEW/APPROVAL:

- Last Board Meeting: December 1, 2011
- Minutes Reading/Review/Approval – President
Motion: Lou Second: Howard Vote: Approved 3-0

ACC MEETING (Howard Strahan):

- Review of ACC Requests
 - *One exterior paint request was received since the last meeting and was automatically approved since they used approved colors from the HOA paint book.*

CCR MEETING:

- Review Outstanding Report/Issues
 - *Michele Mann indicated she had not had an opportunity to conduct a decent inspection of the properties and indicated she would have a full report the following month*
- Action on Issues Requiring Board Approval
 - *Discussion should the Board foreclose on 5209 Whispering Leaf Trail. It was presented that nothing could be done until the 16th of Jan. 2012 so the issue was deferred until the February meeting*
- Miscellaneous
 - *None*

NEW BUSINESS:

- 2011 Annual Meeting Continuation – January 5, 2012 (Dave Campbell)
 - *Update on proxies count – Dave Campbell reported that we had failed to meet the number of votes to carry the three proposed changes (306 votes needed for passage)*
 - *Verification of Quorum (Howard Strahan)*
 - *Vote for Item 1: 223 For 65 Against (FAILED)*
 - *Vote for Item 2: 222 For 66 Against (FAILED)*
 - *Vote for Item 3: 270 For 18 Against (FAILED)*
 - *Discussion/Other Actions – Discussion was held on anonymous submission of an arrest report for an individual who was arrested in December for sexual assault. This person lives in the community. It was discussed this was just an arrest and not a conviction and that nothing could be done anyway as the proposed ban on sexual predators had failed to pass. Some discussion was held concerning the possibility of holding a special election again later this year but no action was taken by the board.*
 - *Adjournment of 2011 Annual Meeting*
 - ***Motion: Howard Second: Lou Vote: Approved 3-0***
- **Financial Report (Lou Ferrucci) – November 2011:**
 - *Financial Report and Statement - Expenditures and Assessments were presented by Lou*
 - *Delinquent Assessments – Discussion was again held concerning the alarming high number of late accounts and how they seem abnormal from previous years. Lou indicated he was going to dig into this next month and provide a more detailed accounting next month.*
 - *Other Financial Issues: None*
 - ***Approve Financial report: Motion: Derek Second: Howard Vote: Approved 4-0***
- Vanguard – Transition update – *Michele indicated she will performing a full inspection later this month and that online services should become available this month. She also indicated a full set of reports will be sent to the board before our next meeting on 2/2/12.*
- Letters/E-mails to the Board –
 - *Dave received emails from homeowner complaining of kids digging tunnels in the dry lake at Partridge Point. Dave reminded everyone that being in the drainage area, which*

is posted as no trespassing, is a crime and we should advise anyone in there to leave. If causing damage, Dave asked that we try to get photographs so we can prosecute and then contact the sheriff's office.

- *Howard Strahan submitted an email describing a break in in Hickory Grove. It is suspected that the break in was initiated from the property behind Twin Lakes as the homeowners fence is down again.*
- *Dave initiated a discussion Tampa Bay Pools installing a heater for our pool, we did not ask for, and has not done the pool tile maintenance. Dave indicated Vanguard needs to contact Tampa Bay Pools and insure the heater is removed, at no charge, is cleaned up properly, and leaves no damage.*
- *Dave asked that Vanguard supply the board with a report on the unsatisfactory effort by Gator Janitorial at the pool.*
- *2806 Winding Trail Drive – letter indicating no 2nd notice was received on late assessment. Homeowner has paid assessment and is asking for the board to waive the attorney fees and collection cost. Discussion was held concerning the pros and cons of this action and in the end, it was decided that the Board will proceed with collection efforts.*
- *A letter was received describing multiple grounds maintenance problems. Discussion revealed that the majority of the problems were corrected within the previous month. Dave asked Vanguard to get quotes for – Grass and irrigation at park (in the ROW adjacent to Beaver Pond Trail), to rock the driveway at the park, and to perform quarterly cleaning of the playground sand.*

OLD BUSINESS:

- **Miscellaneous Maintenance Updates (Vanguard)**
 - *Bike Rack near Park – No action done as of yet*
 - *Otter Creek Sign – Vanguard will supply an update*
 - *Entry Sign – Work Complete*
 - *Tree Trimming in Park – Determined that no action is needed*
 - *Otter Creek/Zeina Park Resodding in ROW*
 - *Other – Tree trimming at pool is complete; Vanguard will look at pool lighting in the trees, and will also investigate to see if repairs are need on the Fox Run Signage.*
- **New State Laws affecting HOA's-Status of notices to residents for CCR Violations and Delinquent Assessments and the ability of the HOA to Restrict Access**
 - *Update from attorney John Ellis (D. Campbell)*
 - *Status for Residents with CCR violations - Dave indicated that the HOA needs a resident committee to be established (not board members) before access can be restricted. A 14 day notice to appear would be sent and then the committee would hear the case and discuss the rules. More details will be provided next month.*
 - *Status for Residents with Delinquent Assessments -Plan is for anyone who is ninety days late should receive a letter indicating access to community areas will be suspended. Will need to add a distinct agenda item to Board meetings for this action.*
- **Vandalism at pool – status of payment (Vanguard) – Letter went to Home Owner on 4 Jan. Board can vote on lien in 45 days which would not be until 17 February. **A motion to process this action on that date was proposed by Derek, seconded by Howard and approved with a 4-0 vote.****

- Perimeter Fence Meeting with County Staff (Vanguard) - Dave still working on this item
- 2012 Coupon Mailing Status (Vanguard)
 - *Grace period on 1/1/12 deadline for first payment – Board extended grace period to 2/1/2012*
- Legal Matters (Vanguard) – *Nine properties are inactive foreclosures. Three are in bankruptcy, four are on payments, and two are with the attorney. Dave asked that a more detailed report be provided to the board at the next meeting*
- Community Matters and Report (Vanguard) – *Renee from Vanguard will do a presentation at our 2/2/12 BOD Meeting to go over the new Vanguard Technology that will now be available to Twin Lakes.*

COMMITTEE REPORTS:

- ACC – Architectural Control Committee (Howard Strahan) - *Nothing to report*
- CALM – Common Area and Lake Maintenance (Derek Matthews) – *Derek mentioned that the big gator has been seen and is active again. Dave discussed the wild coyote reports and the notice on the webpage. Discussion on the Hibiscus memorial indicated the tree has died and the board will clean up the area. Dave will identify sidewalk repairs for Vanguard.*
- CSAC – Communications & Social Activities Committee (Debbie Nixon) – *Nothing to report*

NEXT MEETING DATE: Thursday, February 2, 2012 @ 6:00pm
 Beef-o-Bradys (4330 Bell Shoals Road)

MEETING ADJOURNMENT:

- ***Motion to Adjourn: Lou***
- ***Second: Derek***
- ***Vote: Approved 4-0***
- ***Meeting Adjourned at: 8:04 pm***