

April 1st, 2010 Meeting Notes: TLOB HOA

Others in Attendance:

- Rick Pitrowski (Communities of America).

CCR Meeting:

- 7 Of 15 letters have been closed. 3 approved for mediation and 1 for litigation (4015 Otter Creek). Beaver Pond has the most letters in process. 4910 Otter Creek is ready for mediation. 3011 Partridge Point mail box post is dark gray and should be light gray. Derek will investigate.

3011 Beaver Pond Trail	Clean Roof
3019 Beaver Pond Trail	Commercial Vehicle
3028 Beaver Pond Trail	Clean Roof and Clean Fence
3045 Beaver Pond Trail	Clean Roof, Concrete, Mailbox
3103 Beaver Pond Trail	Clean Roof
3105 Beaver Pond trail	Clean Roof, Paint House, driveway
3125 Beaver Pond Trail	Clean Roof
	NEW 03/30/10 Dead Turf
3140 Beaver Pond Trail *ALT	Please clean concrete to remove dirt/stains/mildew
	NEW 03/30/10 Cans, dead turf, weeds in beds
3201 Beaver Pond Trail	Clean roof, fence, cans, address sign
2908 Hickory Grove	replace dead turf (with sod - no plugs)
2949 Hickory Grove Drive	replace dead turf (with sod - no plugs)
2845 Lake Michaela Blvd.	clean roof
2826 Mossy Timber Trail	weeds in planter beds
2807 Norwood Hills Lane	garbage cans must be stored out of sight, clean roof
4909 Otter Creek Court	Clean roof
4910 Otter Creek Court	clean roof, repair fence, fence contractor sign, paint house, clean concrete
3006 Partridge Point Trail	08/07/2009 Please clean the roof
	08/07/2009 Please replace dead grass with sod (no plugs)
3011 Partridge Point Trail	Paint Mailbox correct color
3102 Partridge Point Trail	Clean roof
5122 Whispering Leaf Trail	clean driveway & sidewalk, clean mailbox post of dirt/mildew and then paint with approved color
5136 Whispering Leaf Trail	clean roof
5513 Winding Brook Lane	clean roof
2802 Winding Trail Drive	replace dead turf with sod (no plugs)
2920 Winding Trail Drive	clean roof
2923 Winding Trail Drive	replace damaged mailbox post, clean driveway and sidewalk

Mediation	
3137 Beaver Pond Trail	roof, edge, weeds in beds
	08/07/2009 Please clean the roof of dirt and mildew
4905 Otter Creek Court	03/31/2010 Please replace dead grass with sod (no plugs)
	03/31/2010 The house needs painting (Approved colors only)

New Business:

- Pool refinish: Tampa Bay Pools awarded contract for \$33k. Pool will be closed April 5th for 3 weeks.
- Pool swing gate at pool pump needs new lock.
- Find Canary Palm-like options for front entrance. Rick would like options within one week so that he can search for replacements.
- DeVignes letter to Board laced with angry and accusatory comments. Board has chosen to seek further legal advice on the matter.

Social Activities:

- April 3rd: Easter Egg Hunt in Zenia Park and Derek Matthews will be the Easter Bunny; Community Garage Sale: April 17th at 8 am; Community Clean Up Day: May 1st.

Financial Report:

- **YTD Balance Sheet As of: February 28, 2010**
Total Assets-\$367,759.99 Liabilities & Equity-\$367,759.99
Reserves (\$229,086.15) + Equity (\$68,237.25) = \$297,732.34
Current Liabilities = \$70,436.59
- **YTD Statement of Revenue and Expenses As of: February 28, 2010**
Income-\$74,386.33 (\$2,620.35 > budget)
Expenses-\$43,337.39 (\$28,428.59 < budget)
Net Income-\$31,048.94
- **Aged Owner Balances As of: March 16, 2010**
Total Outstanding-\$39,147.79 (\$6,107.32 < Jan)
Type of Outstanding Balances-84% Assessments & 16% Other
Total Accounts > 90 Days-21
Top 10 Accounts-\$27,214.39 (69.5% of Total Outstanding)

Old Business:

- Financial audit will be complete within two weeks.
- Complete Landcare landscape clean up still in process from freeze season.
- Clean Up Day Grant: Awaiting approval from Hillsborough County Neighborhood Agency.
- House on corner of Otter Creek and Beaver Pond may have maintenance issues to be addressed.
- Zenia Park parking lot had several teenagers which appeared to be working on their car stereo system while playing loud music. Rick P. (COA) suggested they do so elsewhere (there will be no mechanical servicing in HOA community areas).
- Back chain link fence at Beaver Pond and Bloomingdale needs repair.
- Entrance light at Eagle's Nest needs replacement.
- COA changing attorneys from Tankle to Shoemaker, Lupkin, Kendrick (because they provide information in organized spreadsheet fashion).

Committee Reports:

- CALM: Would like to see more colorful flowers and bushes along Lake Michaela.