

June, 2010 Meeting Notes: TLOB HOA

Others in Attendance:

- Rick Pitrowski (Communities of America).
- Lou Bloom: Outgoing TLOB Newsletter Editor.
- Resident: Johnny Primus; Petra & Christopher Taylor (Bat house discussion).

CCR:

ADDRESS	INITIAL VIOLATION(S) LISTED IN LETTER #1
3011 Beaver Pond Trail	Clean Roof
3017 Beaver Pond Trail	Please clean the roof
3019 Beaver Pond Trail	Commercial Vehicle
3028 Beaver Pond Trail	Clean Roof; 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
3107 Beaver Pond Trail	11/30/2009 Please clean the roof
3112 Beaver Pond Trail	Please weed your flower/plant beds; Please edge along hard surfaces
3123 Beaver Pond Trail	11/24/2009 Please clean the roof
3125 Beaver Pond Trail	Clean Roof
3134 Beaver Pond Trail	12/03/2009 Please clean the roof
3137 Beaver Pond	clean roof; edge; clean driveway and sidewalk of dirt/stains/mildew
3140 Beaver Pond Trail	Please clean concrete to remove dirt/stains/mildew
3142 Beaver Pond	clean roof; clean driveway and sidewalk of dirt/mold/mildew

3145 Beaver Pond	clean roof; clean driveway and sidewalks of dirt/mold/mildew; shrubs/hedges must be trimmed and cannot exceed 6' in height
3201 Beaver Pond Trail	Clean roof, fence, cans, address sign
5126 Coopers Hawk Ct	01/11/2010 Please clean concrete to remove dirt/stains/mildew
2908 Hickory Grove	replace dead turf (with sod - no plugs), clean roof and driveway/sidewalks
2945 Hickory Grove Dr	11/30/2009 Please clean concrete to remove dirt/stains/mildew
2949 Hickory Grove Drive	replace dead turf (with sod - no plugs)
2845 Lake Michaela Blvd.	clean roof
2816 Mossy Timber Trail	Repair fence; clean fence to remove dirt and mildew; bury exposed cable in front and side of house; shrubs/hedges may not exceed 6' in height anywhere on the lot; replace dead turf with sod (not plugs)
2818 Mossy Timber	Clean driveway and sidewalk of dirt/mildew/mold; replace weeds in yard with St Augustine turf; clean fence to remove dirt and mildew; remove dead palm trees; replace all dead grass on lot
2826 Mossy Timber Trail	weeds in planter beds
2807 Norwood Hills Lane	garbage cans must be stored out of sight, clean roof
4905 Otter Creek Court	clean roof
4908 Otter Creek Court	09/04/2009 Please clean the dirt and mildew off 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
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

Resident to Address the Board:

- Johnny Primus: Mr. Primus did not respond to CCR letter but simply started addressing the maintenance points in the letter. He then paid the late fees by putting the letter in the “drop box” which he said the guard told him was an HOA drop box, which in reality is simply a regular mailbox. Put in box on April 21st but didn’t show up at HOA until May 21st (because it goes to Atlanta before rerouted to Brandon office). In the future, a written or verbal response to COA regarding HOA CCR letters is a good communication practice.

New Business:

- Bat house- Christopher and Petra Taylor: Board approved 6 Cedar Bat house @ \$400. Construction will start in fall/winter. The HOA will reimburse for receipts.
- Board Position: Karen Larsen will return as Board Member although she will be moving to Fishhawk.
- 5007 Whispering Leaf: HOA owns the house and the tenant has moved out. Home was left in good shape. Options: 1) Keep it, become landlord and rent it out (Karen Larsen offered to rent it out through Prudential); 2) Sell to investor and collect past due assessments (Rick Pitrowski offered to purchase it); 3) Do nothing. Vote: 4-0 to sell to Rick P’s investment company; 1 Vote Undecided (Mark Gaudio, on grounds that he wasn’t sure of the best route to take).
- Reserve Fund Audit key investment points: #12-Irrigation replacement at \$442k in 2023, seemed like a high figure? Dave will check those numbers but note that they’re based on \$224k in today’s numbers with annual interest over the next 20 years; #13-Playground equipment at \$41k by 2013; #14-Pond/Lake inspection/repairs at \$187k by 2013. The audit helps us maintain funds in the budget to avoid raising assessments to residents for large maintenance projects that we also provide through our routine maintenance efforts.

Social Activities:

- June 11th: Single Malt Brothers Band will play in Zenia Park from 7-9 pm. Cost to HOA: \$500. BYOB.
- August Pool Party: Host backed out, therefore, there will be no August activity.

Financial Report:

YTD Balance Sheet **As of: April 30th, 2010**

Total Assets-	\$406,641.23
Liabilities & Equity	\$406,641.23
Reserves	\$196,942.67 + Equity (\$74,845.08) = \$271,787.75
Current Liabilities =	\$134,853.48

YTD Statement of Revenue and Expenses **As of: April 30th, 2010**

Income-	\$146,774.03 (\$32,242.07 > budget)
Expenses-	\$109,117.26 (\$34,414.40 < budget)
Net Income-	\$37,656.77

(April 2010 Expenses were \$8,837.29 < Income)

Aged Owner Balances **As of: May 17th, 2010**

Total Outstanding-	\$47,688.96 (\$51,236.58 < last month)
Type of Outstanding Balances-	80.7% Assessments & 19.3% Other
Total Accounts > 90 Days-	22
Top 10 Accounts-	\$30,432.95 (63.8% of Total Outstanding)

Old Business:

- New Lake Michaela benches: still pending.
- Front entrance Canary Palm replacement confirmed no butt-rot. New tree will be planted within two weeks.
- Miscellaneous Maintenance: Bloomingdale sod replaced; dead palms removed, dead pines not yet removed. Complete Landcare appears to be pin heading palm trees which isn't very appealing and leaves them open to insects and disease (but helps CL form having to provide routine maintenance). Rick will amend contract disallowing this practice.
- Legal: 3034 Partridge Point-Never paid assessments, filed for bankruptcy at least 10 times; 3006 Partridge Point-Never paid court ordered legal fees on time, we asked court to proceed in normal collection process and out of bankruptcies.
- COA put Memorial Flags at entrance way.
- Rules: Residents are expanding their flower beds to taking up larger portions of their front yards. COA suggests a rule change to make it clearer, but this should be conveyed within the ACC guidelines. HOA and COA should consider a rule change whereby no more than 20% of front yard may be dedicated to flower beds. This would take the subjectiveness out of it.
- Rick P will call county regarding Bloomingdale Ave sign that was knocked down.

Committee Reports:

- CALM: Would like to see more colorful flowers and bushes along Lake Michaela: Will discuss Crape Myrtles with Complete Landcare through Governments Tree Grant with COA; Mowing wetlands area behind Lake Stearns gazebo behind schedule; Irrigation set times back to early am not late am or afternoon.