

July, 2010 Meeting Notes: TLOB HOA

Others in Attendance:

Rick Pitrowski (Communities of America).
 Lou Bloom: Outgoing TLOB Newsletter Editor.
 Edward Evans: Complete Landcare

CCR:

Some neighborly complaints about COA “stalking properties”. Properties are looking much better and the summation is that residents are responding more quickly to the 2nd attorney mediation letter.

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	clean 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

Complete Landcare to Address the Board:

Landscape irrigation issues arose from sod replacement. New sod and new brand and treatments of herbicide and pesticide required an adjustment in watering cycles. Basically, required more watering intervals and extended watering times than previously. Happy to report, however, that hardly any dollar weed remain as a result. Also, palms will be trimmed at 3 and 9 o'clock to avoid "pin heading". Other irrigation issues, like at the pool area where they ran continuously for the entire Memorial Day weekend, was the result of a valve stuck in the open position. Entrance Canary Palm tree will be replaced but Edward didn't like the look of any of the trees they brought out-had a lot of brown palm fronds. Also important to notice how good the Twin Lakes side of Bloomingdale Ave looks compared to the River Hills side of Bloomingdale.

New Business:

- 5007 Whispering Leaf: Sold to Communities of America Investments, Inc.
- 3023 Beaver Pond complaining that neighbors trees are hanging into their yard. HOA will schedule trimming.

Social Activities:

- Several outside companies have expressed interest in sponsoring our next party/concert in the park-scheduled for end of summer. Potential sponsors include: Bootleggers, Green Team, etc.

Financial Report:

YTD Balance Sheet As of: May 31, 2010

Current Liabilities	\$57,623.08	
Equity	\$75,649.95	} \$273,003.20
Reserves	\$197,353.25	
Assets \$330,626.28	Liabilities & Equity \$330,626.28	

YTD Statement of Revenue and Expenses As of: May 31, 2010

Income	\$183,028.71 (\$3,613.76 > budget)
Expenses	\$144,567.07 (\$34,847.88 < budget)
Net Income	\$38,461.64

(May 2010 Expenses were \$804.87 < Income)

Aged Owner Balances As of: June 24 2010

Total Outstanding	\$41,200.63 (\$6,488.33 < last month)
Type of Outstanding Balances	77.5% Assessments & 22.5% Other
Total Accounts > 90 Days	17 (5 fewer than last month)
Top 10 Accounts	\$30,838.06 (74.8% of Total Outstanding)
Top 10 Owners Same as Last Month	

Old Business:

- New Lake Michaela benches: To be installed in fall 2010.
- Reserve Fund: 1) Pond & Lake clean up: Moved to year 2016 from year 2013 and the \$141k cost moved out to year 2033; 2) Playground Equipment: At year 2014 for \$41k will instead be phased in over time because it's all new equipment; 3) Irrigation set in year 2033 but it will be phased in starting in 2017 rather than lump sum payment of \$442k in year 2033.

Legal Matters:

- DesVignes: Collection at attorneys and bankruptcy court. Owes HOA \$500.
- Jackson: Summary judgment meeting August 3rd, based on foreclosure.

Committee Reports:

- CALM: Complete Landcare will provide ideas for more colorful hedges around Lake Michaela; will use \$2,500 Governments Tree Grant with COA.