

**August, 2010 Meeting Notes: TLOB HOA**

**Others in Attendance:**

- Rick Pitrowski (Communities of America).
- Ms. Lisa Harmon, Mr. Howard Strahan, Ms. Linda Windus
- Edward Evans: Complete Landcare

**Residents to Address the Board:**

- Lisa Harmon: Concerned that (past) meeting notes did not adequately address the property transfer of 5007 Whispering Leaf to the HOA and then to COA Investments. Mark Gaudio forwarded May, June and July notes to Lisa Harmon (that evening) for review with suggestion for further feedback and that Ms. Harmon volunteer as HOA board member. Ms. Harmon was also disappointed that notes pertaining to Art in the Park mentioned a change in policy of charging outside vendors a \$10 fee with referencing to “telling” Lisa about the change rather than “discussing” with Lisa about the change. In reply...a couple of playful expletives ensued.
- Linda Windrus: Graciously offered to be on new HOB Board of Directors nominating committee.

**CCR:**

3112 Beaver Pond Trail	As of Aug inspection, the following issues remain: driveway and sidewalk need to be cleaned of dirt/stains, and weeds in cracks need to be removed.
3123 Beaver Pond Trail	As of Aug inspection, open issues are: clean roof, clean dirt/stains/mildew of driveway and sidewalks, clean and paint mailbox post
3137 Beaver Pond	As of Aug inspection, the following remain open: clean roof, clean driveway and sidewalks, dead turf, weeds in plant beds, pressure wash house of dirt/mold/mildew
3140 Beaver Pond Trail	concrete cleaned and cans put away in May....roof and dead turf still a problem
2932 Hickory Grove	Aug inspection; Commercial vehicle still in driveway
2818 Mossy Timber	Aug inspection: still needs to clean fence, clean driveway/sidewalks for mold/mildew/dirt
4905 Otter Creek Court	2nd owner Mr. McMichael called, he is the 1st owners father and has never seen any of the letters from us or SLK....he has now been served while at the house cleaning it up because his son moved out. He wants to make this all go away and will contact SLK, request 10 days to finish the cleanup, contact me to re-inspect, then negotiate the legal bill with SLK.
3006 Partridge Point Trail	August inspection: rof still not cleaned and dead turf spots remain
3006 Partridge Point Trail	File with SLK in collections due to her bankruptcy: Motion for Relief From Stay approved by BK Court and demand has been sent....Association may now proceed with collections procedures regardless of bankruptcy On 08/23/10 a lien will be filed and 45 days later a MSJ
3034 Partridge Point	Motion for summary judgment scheduled for August 3rd regarding HOA F/C - judge awarded summary judgement and sale date will be set Judge awarded SJ and a sale date will now be set RP 080510
2802 Winding Trail Drive	Agreed to give owner until July drive thru as he has seeded dirt area and feels it should fill-in by then. He agreed to have other issues addressed within next couple weeks.

### **Complete Landcare to Address the Board:**

- Suggestion for more color around Lake Michaela: Multi-trunk Crape Myrtles scattered around the lake. Downside is they're dormant in the winter but will look colorful in spring and summer. Edward will get us a price and Rick P will match with Government tree grant.
- Canary Palm at front entrance will be put in place at end of summer to reduce chances of heat stress.

### **New Business:**

- Annual Meeting: October 7<sup>th</sup>, 7 pm at Buckhorn County Club.
- Nominating Committee: Linda Windus agreed to participate.
- Community Documents for Revision Process: Statute Changes for collecting past due assessments spearheaded by banking industry. July 2007-2008: HOA collects all past due assessments; July 2008 – present: HOA collects lesser of 1% or one year past due assessments.
- Community Sign Lighting: Convert lighting from resident's electrical tie in to isolated metered units operated by electric company. COA will investigate-previous cost to reconfigure was approximately \$6-\$8k but the process with TECO may now be different.
- Cell tower will be leased on Lewis Rd (due east side of Lake Stearns) and the HOA Board doesn't believe it will be visible from anywhere in Twin Lakes (not even Lake Stearns). Positive result may be better cell reception (since not many of us are able to get cell reception from inside our homes).
- Guard House has new address (no longer Bloomingdale but instead Lake Michaela). COA will let us know what that new address is.

### **Social Activities:**

- End of Summer Party: Derek Matthews & Lisa Harmon-Decided on evening of Art in the Park and Lisa Harmon will try to get the Two Tones (from Racoons Bar?). Green Team (Shane) will help sponsor.
- Halloween in the Park still open for discussion.
- HOA Newsletter: Estafan (Lou's replacement) is selling his home and moving to Los Angeles to pursue his acting career and Lou Bloom (editor) is bucket-listing around the world. St. Pete Times has a service that may produce our community newsletter and COA will investigate.

### **Old Business:**

- Reserve Fund Audit Update: COA will ensure the following agreed upon changes will be made to the audit: 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.

- Vandalism at pool area is still an issue. Pool video link not working; need to address with either cable company (Brighthouse or Verizon).

**Financial Report:**

**YTD Balance Sheet As of: June 30, 2010**

	Current Liabilities	\$56,364.87	
	Equity	\$85,922.73	} \$283,314.63
	Reserves	<u>\$197,391.90</u>	
Assets \$339,679.50	Liabilities & Equity	\$339,679.50	

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

Income	\$220,570.89 (\$5,272.95 > budget)
Expenses	\$171,836.47 (\$43,461.47 < budget)
Net Income	\$48,734.42

(June 2010 Expenses were \$10,272.78 < Income)

**Aged Owner Balances As of: July 26, 2010**

Total Outstanding	\$61,811.89 (\$20,611.26 > last month)
Type of Outstanding Balances	82.8% Assessments & 17.2% Other
Total Accounts > 90 Days	21 (4 more than last month)
Top 10 Accounts	\$31,651.63 (51.2% of Total Outstanding)

**Legal Matters:**

- 3006 Partridge Point: Motion for bankruptcy lien filed for August 23 then 45 days to motion for summary judgment.

**Committee Reports: NA**