

August, 2010 Meeting Notes: TLOB HOA

Others in Attendance:

- Rick Pitrowski & Rebecca Wellborn: Communities of America.
- Lou Bloom: newsletter editor
- Holly Fowler: 3108 Beaver Pond

Residents to Address the Board:

- Holly Fowler: Asked: "...who is the (HOA) spy...?" And although she received a letter regarding her fence planks that need repair, she wondered if her neighbors were getting letters for: 4-5 cars in the driveway, etc. The HOA assured Ms. Fowler that we're protecting and maintaining the HOA's Community Covenants equitably and fairly but that they do sometimes take months to enforce.

CCR Meeting:

3112 Beaver Pond Trail	As of Aug inspection, the following issues remain: driveway and sidewalk need to be cleaned of dirt/stains, roof needs to be cleaned, 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
4905 Otter Creek Court	2nd owner called, he is the 1st owner's 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: roof still not cleaned and dead turf spots remain
3006 Partridge Point Trail	File with SLK in collections due to 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 judgment 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 area and feels it should fill-in by then. He agreed to have other issues addressed within next couple weeks.

New Business:

- Annual Meeting: October 7th, 7 pm at Buckhorn County Club.
- No other members have come forward to be nominated for the HOA Board of Directors and we received no notice from Lind Windrus (committee volunteer) regarding any candidates. We need names within two weeks.
- The HOA Board will meet at 6 pm before the start of the annual meeting.
- Community Sign Lighting at Winding Brook; Hickory Grove and Whispering Leaf: Rick P got three formal bids and TECO won't do it. Amos Electrical bid is \$9,828 for all three communities. This is a process that is long overdue.

Social Activities:

- Art in the Park: September 25th from 10 am to 2 pm. Lisa Harmon purchased \$300 ads in Osprey Observer. Attendees outside of Twin Lakes will be charged \$10 to offset HOA costs.
- End of Summer Party: HOA approved up to \$1k to move party planning forward while at the same time securing sponsors and entry fees (Green Team, etc). This event will be take place after Art in the Park from 7:30 pm to 10:30 pm so all equipment provisions will remain to accommodate this event (port-potties, etc).
- Halloween in the Park: HOA will ask our vendors to sponsor Saturday Halloween Party in the park (Stacey Smith of Winding Brook Trail offered to assist in the planning).
- HOA Newsletter: Next newsletter will be last newsletter. Should HOA continue with: Blog or St. Pete Time community newsletter service? Dave will invite SPT in to make presentation. To date, the newsletter's net revenue was about \$2,500/year (thanks to Lou Bloom's pioneer work of securing advertisers).

Old Business:

- Reserve Fund CD: Will remain at BBT. Rates are low everywhere and BBT offers one of the higher rates for CDs.
- Concert in the Park: December 4th, Saturday with Bloomingdale and Newsome High Schools. Dave will do lighting work for stage.
- Budget season commences after Annual Meeting. The new HOA Board of Directors will need a new budget in place and as usual, will need several hours to dedicate to crafting the new budget.
- Ms. Fowler also mentioned that the community pool needs tile work repaired around the perimeter and Rick P has already contacted the pool repair company responsible for the work.
- Also important that, during our Annual Meeting, Dave Campbell mentions that Assessment Fees haven't at all risen during our tenure as the Board of Directors.
- Tree Grant for Lake Michaela: Will allow for 10'-12' trees with a quantity of 12 (three at each corner, varying colors of red, pink, white).
- Canary Palm needs to be planted at Twin Lakes Entrance before Annual Meeting.

Financial Report:

YTD Balance Sheet As of: July 31, 2010

	Current Liabilities	\$97,627.23	
	Equity	\$91,694.32	} \$289,086.22
	Reserves	<u>\$197,391.90</u>	
Assets \$386,713.45	Liabilities & Equity	\$386,713.45	

YTD Statement of Revenue and Expenses as of: July 31, 2010

Income	\$259,958.76	(\$5,777.83 > budget)
Expenses	\$202,452.75	(\$48,728.18 < budget)
Net Income	\$54,506.01	

(July 2010 Expenses were \$5,771.59 < Income)

Aged Owner Balances as of: Aug 20, 2010

Total Outstanding	\$50,233.15 (\$11,578.74 < last month)
Type of Outstanding Balances	76.3% Assessments & 23.7% Other
Total Accounts > 90 Days	20 (4.35% of our homes; 1 less than last month)
Top 10 Accounts	\$32,409.03 (64.5% of Total Outstanding)