

**MINUTES OF
MEETING OF THE BOARD OF DIRECTORS**

Date: Thursday, July 18, 2019

Time: 7:00pm

Place: Clubhouse

I. ROLL CALL

Present: Karen Erickson, Emil Rus, Matthew Mitts, Ronald Holmes and Al Bishop.
Also present: Annmarie Coniglio, Property Manager.

II. CALL TO ORDER

Chair Karen Erickson called the meeting to order at 7:00 p.m.

III. APPROVAL OF AGENDA – Ron motioned approval of the agenda; Emil seconded and the motion carried unanimously.

IV. APPROVAL OF MINUTES – May 16, 2019 – Matt motioned approval of the minutes; Ron seconded and motion carried unanimously.

V. REPORT OF PRESIDENT – Karen gave the President’s Report.

VI. MANAGER’S REPORT – Annmarie Coniglio gave the Manager’s Report, which copies were made available to the Membership.

VII. REPORT OF COMMITTEES – Committee Reports, in written form, were made available to the Membership.

VIII. APPROVAL OF REPORTS- Matt motioned approval of reports as presented; Al seconded and the motion carried unanimously.

IX. UNFINISHED BUSINESS - None.

a. Additional Street Lights – FPL – with no upfront costs and an estimated increase in monthly electric bill of approximately \$188, **Emil motioned approval of the eleven additional street lights; Ron seconded and the motion carried unanimously.**

b. Responses to Legal Services RFP – After lengthy discussions, **Matt motioned approval of the proposal submitted by Fox, McCluskey, Bush Robison; the motion failed due to a lack of second.**

Al motioned approval of the proposal submitted by Ross, Earle, Bonan & Ensor; Ron seconded and the motion carried 4-1 with Matt opposed. Ron

noted that if the Board decides they want a written legal opinion, they will need to ask for a written opinion, which should include relative statutes, etc.

- c. **Traffic Control Agreement – Guidelines for frequency – After discussions, Ron motioned approval of ten (10) hours or \$750 per month for traffic enforcement (with funds used from Security Services line item); Al seconded and the motion carried unanimously.**
 - d. **Approval for RFP for Management Services – Karen motioned approval of the RFP; Matt seconded and the motion carried unanimously.**
- X. **NEW BUSINESS**
- a. **Appeal of ACB Decision – 5661 Spanish River Road (Play set) – After discussions, Ron motioned to support the ACB’s denial of this request; Emil seconded and the motion carried 4-1 with Matt opposed.**
 - b. **Appeal of ACB Decision – 5600 Sun Valley Drive (Camera) – Karen advised that additional information has been requested from the ACB in order for the Board to make a more informed decision, which the Board should have by the end of the month. After discussions, Karen motioned to table this item until the Board has more information; Ron seconded and the motion carried unanimously.**
 - c. **- Revised Gate Access Policy – After discussions of consulting with legal counsel in order to include a higher dollar amount (\$1,000 suggested), Matt motioned approval to accept the new language for the gate access policy; Emil seconded and the motion carried unanimously.**
 - d. **Proposed Amendment to By-Laws – (Section 5.3, Term of Office) – Karen noted that this amendment would not start with this Board. Board members discussed polling the Membership to find out if they would be interested in having this amendment on the ballot at the next annual meeting. Karen motioned approval to move forward with the language of the amendment and to email poll the Membership; Matt seconded and the motion carried unanimously.**
 - e. **Pressure Cleaning of Sidewalks, Swales, Clubhouse and Guardhouse Roofs – After discussions, Emil motioned approval of proposal from Kenny’s Pressure Cleaning for the sidewalks and swales and to use Coastal Painting for the roofs; Al Bishop seconded and the motion carried unanimously.**
 - f. **Canopy Trimming of Sidewalk Oak Trees – After discussions, Matt motioned approval of proposal submitted by Tri-Brothers, Emil seconded and the motion carried unanimously.**

XI. MEMBERSHIP COMMENTS

- Thank you for approval of additional street lights
- Opposed to staggered terms for Board of Directors
- Security guard needed at pool.
- Polls may not be answered, but learning curve is high for board members so in favor of staggered terms.
- Many damaged mailboxes and garage doors, closer look needed at those violations.

XII. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 8:25 p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM

Please Note: An audio recording of this meeting is available to hear upon request.