



## **Property Owners Association, Inc.**

**Date: Thursday, August 21, 2014**

**Time: 7:30 PM**

**Place: Clubhouse**

### **Minutes of the Board of Directors Meeting**

#### **I. Call to Order**

Jim Tippmann called the meeting to order at 7:30 p.m.

#### **II. Roll Call**

Present was Jim Tippmann, President; Frank Egidio, Vice President; Al Bishop, Director. Present via conference call was Brent Norman, Treasurer. Absent was Debbe Pariseau, Secretary. Also present was Annmarie Coniglio, Property Manager.

#### **III. Approval of Minutes: June 19, 2014, June 25, 2014 and July 31, 2014**

**Frank Egidio motioned approval of the June 19, 2014, June 25, 2014 and July 31, 2014 minutes; Al Bishop seconded and the motion carried unanimously.**

#### **IV. Reports of Officers**

Jim Tippmann spoke about berry picking in the preserve areas. He encouraged anyone who sees a vehicle parked along Turnpike Feeder Road and witnesses someone in the preserve to alert the guardhouse and to call the St. Lucie County Sheriff's Office. New "No Trespassing" signs with the Sheriff's information will be installed, which will allow the Sheriff's Department to arrest and trespass anyone seen in the preserve area.

#### **V. Manager's Report**

Annmarie Coniglio gave the Manager's Report, copy attached.

#### **VI. Report of Committees**

a. ACB – Al Bishop reported that fourteen applications were reviewed at each of the July 22 and August 12 meetings. Al spoke briefly about the paint schemes for each home, related roof tile color, and that the ACB, as well as the POA office, has this information.



- b. Appeals – Al Frantantoni gave a brief report.
- c. Neighborhood Watch – Al Cinkovich reported and encouraged residents to volunteer for this committee.
- d. Screening – Lina Fodor reported that four sales, four lease renewals and two leases were reviewed.

## **VII. Old Business**

None.

## **VIII. New Business**

- a. Review of minimum time period for roof cleaning

Board members discussed options in keeping the aesthetics of the community while minimizing the damage caused to roofs with pressure cleaning. One suggestion was that chemical cleaning and sealing (once roof is clean) is better for these barrel tile roofs. Jim Tippmann suggested that someone work on some guidelines.

After further discussion, **Jim Tippmann motioned to have Annmarie Coniglio spearhead ideas as to what the Association can do to keep the aesthetics of the community, with minimal damage to roofs, and report back to the Board within 30-45 days; Frank Egidio seconded and the motion carried unanimously.**

- b. Driveway paver repairs (disbursing pavers adequately)

Brent discussed the options residents can possibly use as a guideline for repairs to pavers to avoid excessively mismatched pavers: (a) install an entirely new driveway; (b) get old pavers from somewhere else; and (c) new pavers need to be spread out better in the driveway.

Board members discussed and after discussions, **Jim Tippmann offered to write up an information sheet to be mailed out with the violation letter, which would include where to buy the new pavers; how to disburse them better; and if not followed, the homeowner will be required to fix. Jim motioned approval of the above; Frank Egidio seconded and the motion carried unanimously.**

Board members then discussed whether or not ACB approval will be required for repairs to oil-stained driveway pavers and after discussions, **Jim Tippmann motioned to require paver**



**repair work require application to the ACB; Frank Egidio seconded and the motion carried unanimously.**

c. Additional Stop Signs at three-way intersections

Jim spoke of the benefit of having additional Stop signs to shorten the longer stretches such as on Spanish River Road and Santa Margarito. Jim offered to put together a list of suggested locations for the Board's review and approval.

**Jim motioned approval of his putting together a list of additional Stop sign locations; Al Bishop seconded and the motion carried unanimously.**

d. Update on perimeter fence

Frank gave a brief update on his meeting with Stef Matthes at Culpepper & Terpening last week where they walked the areas where the fence will be installed. Survey work has been completed.

**IX. Adjournment**

There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,  
Annmarie Coniglio, LCAM