

**Prairie Creek Park POA  
Board of Directors Meeting  
February 14, 2017  
Approved Minutes**

**Call to Order:** The meeting was called to order at 6:32 PM at the Ridge Harbor Community Building.

**Establish a Quorum:** A quorum was established with the following present: Dwight Dean, Clay Gates, Chuck Hopper, Rick Kilmer, Wayne Onofri, and Woody Turner. Joe Gentry was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and six PCPPOA members who signed the attendance sheet.

**Proof of Notice:** The meeting notice and agenda were posted in accordance with the Association Bylaws and Florida Statute 720.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Approval of Minutes:** Rick Kilmer moved, and Chuck Hopper seconded to approve the January 10, 2017 minutes. The motion carried unanimously.

**Administrative:**

Entry Preservation: Wayne Onofri opened the topic of the land purchase and turned the discussion over to Rick Kilmer who spoke to the following: 30-day option for \$1000 was executed January 23<sup>rd</sup>; a 30 day extension is available for \$500; a survey is being researched, conversation with County Zoning; no record of sale of small triangle of property on other side of road; Quonset hut has electricity; poll not on property; unsure about permits for electric, well, & sewage; title & permit search are necessary; non-confirming lot which can be built on but if divided it is no longer an approved non-confirming lot. Wayne Onofri suggested a 30 day no-cost extension to investigate all issues. Rick Kilmer and Chuck Hopper will discuss all issues including the non-confirming lot issue with Craig Jordan.

Deed Restriction Update: Wayne Onofri reported the committee has been busy. He provided a Power Point presentation of this progress to date. Most residents are in compliance. The committee has revamped the violation letter. Enforcement was discussed. The first letter should have a tone of the owner being in non-compliance rather than in violation. The committee drafted the first letter. Owners should be given 7 business days to respond. The word “strongly” should be removed from the letter. Compliance should be a team effort of the entire community.

Scrub Jay Update: No report.

Pending Project List: The Board and Star reviewed the list. Comments were made on the proposed land swap off of Prairie Creek Blvd. Ryals Easement, Scrub Jay, and Violation protocol were removed from the list.

Deputy Mark Schaible: Deputy Schaible touched on the following: zero crime in PCP in the last 30 days; received a call about the dust and pump noise near Water Oak—the Deputy spoke with the farmer; golf cart theft in the area being monitored; owners were encouraged to register their golf carts, kayaks, etc. in case of theft to enable identification. There was discussion about having a neighborhood watch meeting at the beginning of the March meeting at 6:30.

**Treasurer’s Report:**

Financial Update: Chuck Hopper reported that the following balances as of January 31, 2017 are: \$126,732.85 in operating, \$31,765.30 in the money market surplus account, and \$21,082.89 and \$30,000 in the CDs. Accounts receivable are \$87,281.96. Cash Disbursements for January totaled: \$5,476.95 which included payments to: FP&L, CenturyLink, Star, Liberty, Jordan, and Riverside. Accounts Payable totaled \$36,600.

**New Construction & Additions:** None.

**Grounds:**

Woody Turned reported the bank slope mowing, trail side vertical mowing, and ditch cleaning were performed. He submitted a reimbursement request for \$56.80 for dirt to fill holes. After some brief discussion, Wayne Onofri moved, and Dwight Dean seconded to reimburse Woody Turner 53.5 cents (federal rate) for mileage reimbursement for the work he performs with his vehicles inside the park and for picking up supplies. The motion carried with 5 “yes” votes and 1 “abstention” (Woody Turner).

Woody Turner reviewed the RFPs for roadside and greenbelt mowing with the Board. With only very minor revisions, he directed Sherry Danko to mail.

**Drainage:**

Woody Turner reported EPI will be on property working by the end of February. After some discussion, Woody Turner moved, and Rick Kilmer seconded to approve up to \$15,000 to engage EPI to remove and replace the culverts at 3711 and 3681 Hidden Valley. The motion carried. The owners who would be affected would be sent letters. Woody Turner added that he is trying to get Best Bet Excavating out to review some areas.

**Director and Owner Comments on Non-agenda Items:**

The Board discussed an owner’s request for additional time to pay their assessment. The Board agreed to a 4 month extension with interest and no collection action until June 1<sup>st</sup>.

The website will be discussed at a future meeting. ~~Rick Kilmer was researching other options.~~ Sherry Danko provided one option with sites templates designed for homeowner associations.

**Next Meeting:** The next meeting will be on March 14, 2017.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 8:15 PM.

**Sherry Danko**

Sherry Danko for Joe Gentry, Secretary