

Prairie Creek Park POA
Board of Directors Special Meeting
March 12, 2013
Approved Minutes

Call to Order: The meeting was called to order at 6:32 PM, by President Chuck Kindle, at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Karen Borrego, Jeff Clark, Loren Cox, Clay Gates, Chuck Kindle, Wayne Onofri, and Jack Slear.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 18 PCPPOA members who signed the attendance sheet.

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

Pledge of Allegiance: Chuck Kindle led those present in reciting the Pledge of Allegiance.

Approval of Minutes: Loren Cox moved to approve the February 12, 2013 minutes. The motion carried with 6 “yes” votes and 1 abstention (Wayne Onofri abstained as he was absent.)

Administrative:

Non-Board Member Discussion: Chuck Kindle distributed copies of a suggested procedure for when owners present may speak on agenda and non-agenda items. It read as follows:

After a motion or proposal has been made, the board members will debate/discuss the subject until all board members have had a chance to speak and are ready to vote.

At that point the floor is opened for attendees to comment. The comment must be germane and a maximum of 3 minutes. Once everyone has had a chance to speak on the subject, the board will proceed with the vote and the matter will be closed.

The board then moves on to the next item.

Speakers can say anything about the subject but there can be no personal attacks or questioning the motives of the speakers.

Before the meeting is adjourned, the floor will be opened again for attendees to bring up subjects not covered in the meeting.

By general consensus, the Board agreed to the procedure.

Events of 2012: After making some preliminary remarks, Chuck Kindle moved to terminate the contract with Star and engage Webb, Lorah. The Board discussed the motion at length. Owners present had the opportunity to voice their opinions. The motion failed with 1 “yes” vote to 6 “no” votes (Karen Borrego, Jeff Clark, Loren Cox, Clay Gates, Wayne Onofri. and Jack Slear).

Resignation: Chuck Kindle moved to be relieved as President, Treasurer, and Director. The motion failed with 1 “yes” vote to 6 “no” votes (Karen Borrego, Jeff Clark, Loren Cox, Clay Gates, Wayne Onofri. and Jack Slear). Nonetheless, Chuck Kindle stated he was resigning all three positions regardless of the outcome of the vote and subsequently left the meeting.

Vice President Wayne Onofri chaired the remainder of the meeting as Acting President. He requested that only those items that must be addressed at this meeting be handled and postpone all others until the next Board meeting.

New Construction:

3200 Hidden Valley Circle: Clay Gates presented a request from Mr. & Mrs. Miller to building a metal out building on their property. Clay Gates indicated that all supporting documents had been submitted and all criteria had been met. Clay Gates moved, and Jeff Clark seconded to approve the request. The motion carried unanimously.

Grounds: Jeff Clark reported there was a broken irrigation pipe at the left of the front entrance. He anticipated the repair to cost \$200-\$300. By general consensus, the Board agreed to have the pipe repaired. Star would contact Schaefer Irrigation.

Spending Limits: Sherry Danko recommended the Board approve a spending limit for emergencies in between Board meetings. Jeff Clark moved to approve a \$300, and subsequently amended it to \$500, spending limit for emergencies in between Board meetings. The Board approved unanimously.

Mulch: Jeff Clark presented bids from Andrew J. Murray, Inc, for the replenishment of the mulch at the front entrance. Replenishing with the same type of mulch (red) would require one pallet and cost \$210. To re-mulch with pine would require two pallets and cost approximately \$560. By general consensus, the Board agreed to replenish with red mulch and consider pine for next year when preparing the 2014 budget.

Replacement Director, President & Treasurer: It was agreed to address this at the next Board meeting. Wayne Onofri suggested reaching out to the owners and ask who would be interested. Jeff Clark suggested Woody Turner.

Acting Treasurer: In order to accommodate the signing of any checks, Clay Gates agreed to be acting Treasurer until a replacement was elected.

Attorney: Karen Borrego volunteered to contact attorneys. The Board agreed they would prefer someone local. She would report back at the next meeting.

Open Discussion:

There was some discussion regarding dogs running loose and charging owners. They may or may not belong to residents. Animal Control had been called.

It was brought to the Board’s attention that when Chuck Kindle prepared the January 8, 2013 minutes, he left out two failed motions. Per Robert’s Rules of Order, all motions should be indicated in the minutes. The Board agreed to amend the January 8th minutes to include the following motions: Chuck Kindle moved to terminate Star and moved to terminate Association Attorney Ernest Sturges. Both motions failed.

Next Meeting: April 9, 2013.

Adjournment: With no further business to come before the Board, the meeting adjourned at 7:58 PM.

Sherry Danko

For Clay Gates, Secretary