

**Prairie Creek Park POA
Board of Directors Meeting
May 10, 2016
Approved Minutes**

Call to Order: The meeting was called to order at 6:30 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Clay Gates, Joe Gentry, Rick Kilmer, Wayne Onofri, and Woody Turner. Karen Borrego and Craig Jordan were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 6 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 Joe Gentry seconded to approve the April 12, 2016 minutes with the following addition to the paragraph regarding 17700 White Water: The Board agreed the approval would be valid for one year to accommodate the addition or it would expire. The motion carried unanimously.

Treasurer's Report: Rick Kilmer reported that the following balances as of April 30, 2016 are: \$126,933.70 in operating, \$31,713.30 in the money market surplus account, and \$20,834.74 in the CD. Accounts receivable are \$23,223.47. Cash Disbursements for April totaled: \$24,040.15 which included payments to: FP&L, Star, Frank Harrison, CPA, Time Insurance, Goldman, Tiseo & Sturges, Best Bet Excavation, Liberty Land, FL Department of State, reimbursements to Woody Turner and Wayne Onofri, and Shaffer Irrigation. It was agreed to send quarterly statements to those owners with very small balances. The Board also agreed to pursue a small claims action against those owners owing only the current year.

New Construction & Additions:

18150 Wild Pepper Court: The owners did not meet the criteria of the signed agreement. By general consensus, the Board agreed to move forward the appropriate legal action.

Administrative:

Park Entrance: Rick Kilmer reported a workshop was held prior to the April meeting to identify items of interest including the following: gazebo, parking pad, fencing, notice board, removal of old steel gate posts, and removal of concrete divider. The cost to repair the damage from the accident is \$442. The cost to remove and haul all away all of the concrete curbing and level with concrete is \$1755 (from Lambert & O'Neill). After some discussion, Woody Turner moved, and Rick Kilmer seconded to remove both center curbs and fill and remove the gate footers at a cost \$1755. The motion carried unanimously. It was agreed that a site plan would be appropriate to help develop the proposed changes for the front entry. Other items discussed included: widening and/or upgrading the actual entrance, updating guard shack, move flag pole, security cameras, remove mailbox, and decorative entrance with visual gates.

Land Swap: Clay Gates would provide a pdf file of an overview of the land. Wayne Onofri indicated it would need to be an equal swap. Rick Kilmer would provide details to Sherry Danko who would approach the owner.

Annual Meeting: It was agreed the annual membership meeting would be held at the Charlotte Harbor Event Center on the first Thursday of November.

Violations: Sherry Danko reported that Mr. Peart never responded to the Association attorney regarding his violations and the proposed mediation. The Board discussed at length. Joe Gentry moved, and Clay Gates seconded to pursue legal action. The Association attorney had advised the cost would range between \$5000-\$10000. The motion carried unanimously.

Riles Ranch: Sherry Danko noted this issue was raised at the last meeting. She provided copies of an attorney letter from 2012 which discussed the easement. The Board discussed various related issues including: revocation of the easement, maintenance of the roads, safety, weight restrictions, no further expansion, and requesting a monetary contribution towards road maintenance. Clay Gates noted they had other points of access. After some discussion, it was agreed to speak to Ernie Sturges and ask him to contact Ann Ryles, possibly through her attorneys, to see if they would be willing to give up the access—mentioning safety issues and commercial traffic on residential roadways as primary concerns. If not receptive to stopping the access, then Ernie Sturges can discuss, limiting the traffic, maintenance, etc.

Scrub Jay: Rick Kilmer reported one of the owners received a letter from Fish and Wildlife who stated he does not have scrub jay. The County agreed to accept this, and the owner can build without any penalty. Wayne Onofri stated it is important for owners to “make noise” and not just accept the County’s position.

Grounds:

Woody Turned reported Liberty Landscape mowed mid month, performed the roadside trimming, and trimmed the oaks (more may be done at the end of the year if funds remained), The greenbelt mowing started on the 10th. Woody Turner noted it was time to start reviewing the RFP process for the next cycle.

Drainage: Woody Turner showed various pictures of the drainage worked being completed on the screen. Those present were pleased with the progress. A broken concrete pan needs to be repaired. The roadside swales need to be re-bid. The pipes back to Trails End need cleaning near the end of C5. The cost would be \$100 per hour for a five man crew. Woody Turner moved, and Rick Kilmer seconded to approve two days of work (\$1600). The motion carried unanimously.

Director and Owner Comments on Non-agenda Items:

Wayne Onofri announced that Craig Jordan was resigning from the Board effective the end of the month as he will be leaving the area. Anyone interested in filling the position should contact Sherry Danko.

Rick Kilmer reported that he filed a complaint with Charlotte County regarding the condition of the abandoned house on Wildwood Court.

Next Meeting: The next meeting will be on June 14, 2016.

Adjournment: With no further business to come before the Board, Joe Gentry moved, and Clay Gates seconded, to adjourn. The motion carried, and the meeting adjourned at 8:33 PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary