

Prairie Creek Park POA
Board of Directors Meeting
January 14, 2014
Approved Minutes

Call to Order: Wayne Onofri called the meeting to order at 6:30 PM 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, Wayne Onofri, and Woody Turner. Chuck Hopper was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 11 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: Wayne Onofri led those present in the pledge.

Guest Speakers: Wayne Onofri introduced Deputies Hill and Treworgy. They were invited to speak about shooting guns on your property, particularly by minors. Deputy Treworgy reported that a standard procedure for calls regarding guns is currently being developed so all calls of this nature are handled the same. He did note that children under 16 must be accompanied by an adult even if on their own property. All owners were encouraged to call the police if there are ANY problems pertaining to this. Wayne Onofri thanked the deputies for coming and speaking. He further advised the owners that if they witnessed a shooting of a firearm to call the police first (A third party cannot file a complaint.). They should contact Star second so the Board can be notified. A second issue was raised regarding animal abuse. The deputies said to notify Animal Control as the police do not handle.

Approval of Minutes: Loren Cox moved, and Jeff Clark seconded to approve the December 10, 2013 minutes. It was suggested to include the 2013 roll over amount of \$39,324.95 under owner comment regarding the annual meeting. The motion carried, and the minutes were approved as amended.

New Construction:

3661 Hidden Valley: Clay Gates reported that he verbally told PGI Homes that the 50 foot setback requirement would not be waived. Wayne Onofri added that most homes were a minimum of 80 feet back. He added that he spoke to the owners about two years ago advising them of the approval process. He also spoke to the builder the day they broke ground. The Board agreed PGI Homes would be notified that the Board acknowledges the 50 foot setback but prefers an 80 foot setback and hopes the owners will consider this.

Cover Letter for New Construction: Sherry Danko provided copies of a draft form and cover letter. Suggested changes included: contact information for Star rather than Clay Gates; reference the deed restrictions and the requirement to request any waivers with the original application; change some language in the culvert pipe section; and move the culvert pipe to a page 3 exhibit to the form. Loren Cox moved, and Karen Borrego seconded to approve the form as amended. The motion carried.

16080 Ridgewood Ct: The owner sent an e-mail indicating he is about four years out from building. He wanted put their driveway in now along with planting trees, to allow the trees time to mature. The owner wanted to know if his request needed the full plans or just for the driveway. The Board agreed a site plan for the driveway would be acceptable. The owner also asked about parking an RV on property—did it have to be housed in a structure or could it be set back out of view from the street. The Board agreed it could be set back and encouraged foliage as a barrier to view from the street.

Drainage:

Dunkley: Clay Gates reported that he had two bids to correct the area. He was expecting two more bids. In response to an owner question, Clay Gates noted this area was not a priority in the AMS report but was a sore spot. The matter was tabled until the next meeting.

2014 Drainage Plans: It was agreed that for the next Board meeting, Clay Gates would discuss the plans for the 2014 drainage work.

Roads: No report.

Grounds: Woody Turner presented the drafts of the Greenbelts and Roadside Mowing RFPs. The Board reviewed the RFPs at length providing various comments. The following items were also agreed upon: bids would be sealed, the POA will write the contract, the notice announcing the RFPs would be posted on the bulletin board and in the newspaper for one week, a tour would be mandatory, RFPs would be due March 4th, review at the March 11 Board meeting, notify by March 17th, and the approximate start date would be March 25th. It was agreed that Sherry Danko would incorporate the changes into the RFPs and send to Karen Borrego and Woody Turner for final review.

Administrative: No report.

Deed Restrictions: Wayne Onofri reviewed the recent complaint regarding the complaints pertaining to the alleged horse abuse at 3801 Ridgeland Ct. After discussing the involvement of Charlotte County Animal Control, it was agreed not to send any letters and let the County address.

Treasurer's Report: Jeff Clark reported on the following balances as of December 31, 2013: \$14754.34 in operating, \$31525.15 in the money market surplus account, and \$20259.65 in the CD. Total assets are \$127,114.59. \$50100 in assessments was earned, and total income was \$52710.85. Total expenses were \$63385.90. December disbursements totaled \$7920.21. Accounts Receivable are \$21779.31, and prepaid assessments are \$27388.00.

Sherry Danko raised the issue of the annual compilation. She asked if the Board wished to have Sam Summers perform the compilation the same as for 2012 for the same price. Jeff Clark moved, and Wayne Onofri seconded to engage Sam Summers for the compilation. The motion carried.

Flag Pole: Due to the lateness of the hour, discussion on the proposed flag pole was postponed until the February meeting.

Next Meeting: February 11, 2014 at 6:30 PM.

Adjournment: With no further business to come before the Board, the meeting adjourned at 9:57 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary