

**Prairie Creek Park POA**  
**Board of Directors Meeting**  
**December 12, 2017 Minutes**

**Call to Order:** The meeting was called to order at the Ridge Harbor Community Building at 6:34 PM. **Establish a Quorum:** A quorum was established with the following present: Dwight Dean, Clay

Gates, Wayne Onofri, Ron Primoizic, Trisha Ryan, and Woody Turner. Chuck Hopper was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management, and 12 PCPPOA members.

**Proof of Notice:** The meeting notice was distributed and posted in accordance with the Bylaws and FL Statute 720.

**Pledge of Allegiance:** The Pledge was recited by all present.

**Approval of Minutes:** Trisha Ryan moved, and Ron Primoizic seconded to approve the November 21, 2017 organizational meeting minutes. The motion carried. Ron Primoizic moved, and Trisha Ryan seconded to approve the October 10, 2017 minutes. The motion carried.

**Administrative:**

Entry Update: Wayne Onofri asked Judy Petkewicz, a realtor in the community, for some brief comments regarding the potential sale of the property. She indicated that non-scrub jay lots listed at \$79,900-\$97,000. Unimproved lots sold at \$77,000-\$85,000. Judy Petkewicz was asked to put together a listing package and bring to the next meeting for consideration. The POA would like to retain a 20-foot easement across the front. An attorney would need to prepare this.

Deed Restriction: Sherry Danko did a drive thru inspection and provided an

up to date list. A letter was sent to the River Ranch house as well as reporting it to the County.

Scrub Jay Update: Wayne Onofri moved, and Trisha Ryan seconded to formally form the scrub jay committee and appoint Rick Kilmer as the chair. The motion carried. The committee would have an organizational meeting at a later time. Rick Kilmer provided an update of recent actions (see attached). Rick Kilmer stated it was important for the Board to define its goals for the committee. A summary document should be prepared to facilitate intelligent conversations when out speaking with the appropriate parties.

Pending Project List: The Board reviewed the pending project list. By consensus, the Board agreed to have the attorney send a final letter to the Cypress Grove/River Ranch owner putting the owner on notice if the PVC culvert pipe was not dealt with by January 10<sup>th</sup>, the Board would take the appropriate action and then invoice the owner.

Fire Awareness: Woody Turner reported he and Rick Kilmer met with the local Fire Chief. They discussed the concerns the community has during dry conditions. They also discussed the following with the Chief: controlled burns, CERT, water supply, demonstrations of how the super sucker works, how to make the community more fire safe, etc. Wayne Onofri suggested a future 10-15 minutes presentation by the Chief, perhaps at the next meeting.

Annual Meeting: Wayne Onofri announced that a correction shall be noted for the 2017 annual meeting. It had been thought the road reserve passed. However, after further review by the Association attorney, it was discovered a caveat was in the documents which deferred to the Statutory voting requirement if one existed for a particular issue. In the case of creating a reserve, the Statute requires a simple majority of the entire membership.

**Treasurer's Report:** Wayne Onofri read the report provided by Chuck Hopper: \$33,077.07 in the Stonegate operating account; \$12, 385.22 in the FCB operating account, \$31,841.93 in the operating surplus account; \$21,310.63 in the road CD; \$30,051.78 in the road money market;

\$8,8590.52 in accounts receivable; \$5,744.82 in cash disbursements (Century link, FP&L, Walker, Charlotte County, and Star).

### **New Construction & Additions:**

17700 White Water Ct-playground set: The Board, the owner, and the neighbor discussed the playground set. The owners felt it was too close to their property. However, the setback requirements were being met. Dwight Dean moved, and Ron Primozic seconded to approve the request as presented based on the Deed Restrictions. The motion carried.

16351 Prairie Creek Blvd-new construction: The Board reviewed the plans. It was noted there would be a temporary entrance which would need at least an 8-inch pipe. If any asphalt is broken off at the road's edge, the owner will be responsible to repair. Trisha Ryan moved, and Dwight Dean seconded to approve the plans pending subsequent approval of the exterior color scheme and landscape plan. The motion carried,'

**Grounds:** Woody Turner presented a receipt for reimbursement for the purchase of three flags at a cost of \$106.30. In November, there was the third greenbelt mowing. The new parcel at the entry was mowed. The roadsides would be this week. The County picked up the horticulture debris from the storm. An area on Bending Willow was missed. Owners were reminded to clean up non- horticulture debris as the County did not pick that up. Limbs from trees continue to fall as the result of the storm and will be picked up. Woody Turner also reported on the following: pressure washing of the fence and gazebo, fence posts were stolen, conversation with regarding the cameras, more damage to the gazebo, and the entry beds were to be mulched. Walker bid \$4244 to trim the palms, etc. and add the mulch. Lennart Tree Service bid \$250 more. This work was previously approved. Woody Turner added that he was waiting on bids to replace some of the fallen trees.

**Drainage:** Woody Turner and Clay Gates would get together to develop a plan for 2018 and present in January.

**Comments on non-Agenda Items:**

Wayne Onofri thanked everyone for attending the meeting.

**Next Meeting:** The next meeting would be January 9, 2018 at 6:30 PM at the Ridge Harbor Community Center.

**Adjournment:** With no further business to come before the Board, Woody Turner moved, and Trisha Ryan seconded to adjourn. The motion carried, and the meeting adjourned at 8:12 PM.

*Sherry Danko*

Sherry Danko for Dwight Dean, Secretary