

Prairie Creek Park POA
Board of Directors Meeting Organizational Meeting
November 22, 2016
Approved Minutes

Call to Order: The meeting was called to order at 6:45 PM at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management.

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

Approval of Minutes: Chuck Hopper moved, and Clay Gates seconded to approve the September 13, 2016 minutes with date correction noted. The motion carried unanimously.

Officers: Clay Gates moved, and Joe Gentry seconded to keep the same slate of officers in 2017 as in 2016. Rick Kilmer indicated he did not wish to be Treasurer. Clay Gates amended his motion to appoint Chuck Hopper as Treasurer and all other remain the same. The motion carried. The officers are:

President	Wayne Onofri
Vice President	Woody Turner
Treasurer	Chuck Hopper
Secretary	Joe Gentry.

Bank Accounts & CDs: Per the 2016 adopted budget, the Board agreed to place \$30,000 in a one year CD. Rick Kilmer moved and withdrew his motion to deposit the \$30000 and keep the \$20000 CD at Stonegate if they would match the Everbank rate. Rick Kilmer moved, and Chuck Hopper seconded to deposit \$30,000 into a CD at Stonegate if they matched the interest rate at Everbank. If not, deposit the money into a CD at Everbank. The motion carried.

ARB:

16751 Prairie Creek Blvd-barn/workshop: The owners had presented documentation for a barn/workshop. The 25 foot setbacks were being met. The structure appeared to be a steel sided structure. The Board would not consider and asked for the following: a new ARB form, concept drawings, building elevations, and information on color and materials. It is expected the structure would match the primary residence in color and appearance. For example, a masonry house should have a barn with a masonry appearance, not metal strips.

Deed Restrictions:

Rick Kilmer gave an overview of the River Ranch residence based on conversations at the Board meetings and documentation from Star. He will draft a letter to Commissioner Dougherty requesting assistance from the County with the matter. It has been an eyesore for 15 plus months.

The Board also discussed the issue between two residents on Water Oak. Sherry Danko suggested having the attorney send a letter. After some discussion, the Board agreed to refer both parties, going forward, to Mark Schaible, the Charlotte County Sheriff's Office Community Resource Officer. The Board asked Sherry Danko to share Deputy Schaible's contact info with them.

Next Meeting: The next meeting will be on December 13 at 6:30 PM. There will also be a workshop on the enforcement of the Deed Restrictions.

Adjournment: With no further business to come before the Board, Joe Gentry moved, and Chuck Hopper seconded to adjourn. The motion carried, and the meeting adjourned at 7:39PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary