

**Prairie Creek Park POA
Board of Directors Meeting
April 12, 2016
Approved Minutes**

Call to Order: The meeting was called to order at 6:33 PM at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 17 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 Craig Jordan seconded to approve the March 8, 2016 minutes. The motion carried unanimously.

Treasurer's Report: Rick Kilmer reported that the following balances as of March 31, 2016 are: \$146,612.63 in operating, \$31,708.09 in the money market surplus account, and \$20,834.74 in the CD. Accounts receivable are \$27,409.50. Cash Disbursements for March totaled: \$8,133.12 which included payments to: FP&L, Star, Frank Harrison, CPAS, Time Insurance, Goldman, Tiseo & Sturges, and Gulf Coast Aquatics.

New Construction & Additions:

18150 Wild Pepper Ct: Gene Stout read a short statement about his refusal to remove the RV carport until another owner removes his garage. Wayne Onofri instructed Sherry Danko to notify the attorney.

17700 White Water: Wayne Onofri noted the Deed Restrictions on the website indicate the side setback is 15 feet. The correct setback is 25 feet. The website will be corrected. Wayne Onofri said the owners could request a variance based on the published incorrect measurement. After some discussion, Craig Jordan moved, and Rick Kilmer seconded to approve the addition to the house with a variance for the submitted 20 foot setback but with the hope the owner would push the addition far enough back to meet the 25 foot setback, assuming it was determined to be doable by the contractor. The motion carried with 5 "yes" votes, and 1 "abstention" (Craig Jordan abstained as he is involved with the construction.) Karen Borrego moved, and Rick Kilmer seconded to approve the addition and barn as presented. It was stated the Board would like construction completed within one year. The motion carried with 5 "yes" votes, and 1 "abstention" (Craig Jorda abstained as he is involved with the construction.)

17400 River Ranch: Craig Jordan presented the request on behalf of the owners to create a garden wall behind the master bath to provide more privacy and to install a new driveway. There will be no landscape changes. Rick Kilmer moved, and Karen Borrego seconded to approve the request as submitted. The motion carried with 5 "yes" votes, and 1 "abstention" (Craig Jorda abstained as he is involved with the construction.)

16401 Prairie Creek Blvd.: The owners presented plans for some renovations to the home, adding landscaping. Craig Jordan moved, and Woody Turner seconded to approve the request as presented. The motion carried unanimously.

17251 Prairie Creek Blvd.: The owners submitted a request to install a pre-fab carport. As it did not meet the criteria for the Park, no motion was made to approve.

Variance Requests: Rick Kilmer provided the Board with the update draft of the Variance Application. Each page was displayed on the screen for those present and reviewed. Each request stands on its own and does not set a precedent. The hardship which is causing the variance request cannot have been created by the

owner making the variance request. Woody Turner moved, and Karen Borrego seconded to approve the variance form and procedure. The motion carried unanimously.

Administrative:

Scrub Jay: Wayne Onofri, Woody Turner, and Rick Kilmer met with Commissioner Dougherty to discuss the scrub jay issue. Fish and Wildlife are scheduled to begin their review, at the end of April, of the County's request to base the fee on density and not on size of the property. After this is addressed, the POA can pursue its other concerns. Rick Kilmer spoke to Attorney Geri Waksler about possible representation in a group suit for the "taking of the land". In 2017, the entire HCP will be reviewed.

Cameras: It was agreed to wait on any decision for entrance cameras until after and changes to the entrance are completed.

Grounds:

Woody Turner reported Liberty Landscape mowed March 16-17. The next mowing would be the end of the current week with the greenbelt mowing scheduled in the next 30 days. 20 roadside oaks were trimmed and fertilized. After some brief comments, Woody Turner moved, and Craig Jordan seconded to approve Phase 2 and complete up to 19 additional oaks at a cost of \$50 per tree not to exceed \$1950 for both phases. It was noted that some oaks may need to be cut down and replaced. The motion carried unanimously. Woody Turner reported that the entry area and road sides were pressure washed on March 24. On March 31 and April 1, Gulf Coast Aquatics sprayed. Woody Turner reported he met with Lambert & O'Neill regarding the repairs to the entrance. There is also a controller out for the entrance irrigation. Shafer Irrigation was called.

Drainage: Woody Turner stated that the drainage work had begun last week at C6E. Woody Turner showed various before and after pictures on the screen. A handout regarding the roadside swales was distributed. Woody Turner announced he met with two contractors, and one declined. Robert Gaddy submitted a proposal for two days on White Water at a cost of \$54 per hour or a total of \$1040. Re-sodding would cost approximately \$2400. Four hours of a dump truck would also be needed to move the dirt. Woody Turner moved, and Rick Kilmer seconded to approve the White Water project with Robert Gaddy and Parker Sod at a cost not to exceed \$3740. The motion carried unanimously.

If Robert Gaddy works out, Woody Turner would like for him to work on the north side of Hidden Valley. This project would be about \$6500-\$7000.

Clay Gates provided some input on the problematic drainage pipe on Hidden Valley. Option1: aluminum pipe with concrete headwalls at a cost of about \$28000; Option2: replace all pipes at cost of about \$40000; and Option3: replace it with a box culvert at cost of about \$53000. After some discussion, it was agreed to have the area reinspected by Johnson Engineering to see if there has been any further deterioration.

Entrance Area: Rick Kilmer reported a group met prior to this meeting and brainstormed several ideas for changes to the entrance.

Director and Owner Comments on Non-agenda Items:

An owner expressed his appreciation of the Board being proactive with maintenance. Rick Kilmer noted a retained of \$500 would be need to engage Geri Waksler. Based on owner feedback, the Board agreed to keep the camera and screen by general consensus. The Board may ask Geri Waksler to review the Riles Ranch Agreement.

Next Meeting: The next meeting will be on May 10, 2016.

Adjournment: With no further business to come before the Board, Craig Jordan moved, and Clay Gates seconded, to adjourn. The motion carried, and the meeting adjourned at 8:32 PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary