

**Prairie Creek Park POA  
Board of Directors Meeting  
April 11, 2017  
Approved Minutes**

Prior to the Board meeting, there was a Neighborhood Watch organizational meeting. The next meeting will be May 9, 2017 at 5:30 PM.

**Call to Order:** The meeting was called to order at 6:46 PM at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and six 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:** Woody Turner moved, and Chuck Hopper seconded to approve the March 14, 2017 minutes as distributed. The motion carried.

**Administrative:**

Entry Preservation: The property closed March 27, 2017. Rick Kilmer made reference to the correction of the recording made by the title company. Wayne Onofri encouraged the Board to brainstorm about the potential uses. The Board would then schedule a workshop to discuss at length before making a decision. Sherry Danko confirmed the property was added to the POA's insurance. The Board agreed to have a work day of volunteers to clean the property up. It would be Saturday, April 22, 2017 at 9 AM; meeting at the Quonset hut.

Deed Restriction Update: Wayne Onofri noted he was unavailable for a drive thru for violations until the following Monday. Wayne Onofri also referenced the timeline prepared by Sherry Danko regarding the River Ranch property and its violation status. Also touched on was reference to a letter needed to be sent regarding the new roof and fence without ARB approval as well as the roofing sign.

Scrub Jay Update: Rick Kilmer reported that Commissioner Dougherty met with Senator Nelson's staff who expressed concern about the situation. However, after reading a follow-up e-mail from Kelly Schumacher from Senator Nelson's office, Rick Kilmer expressed his disappointment in the lack of action. He suggested a plan which began with sending a letter to the newspaper regarding the POA's situation and shared a draft with the Board. The Board reviewed and suggested some changes. It was agreed to include an e-mail ([prairiecreekparkscrubjay@gmail.com](mailto:prairiecreekparkscrubjay@gmail.com)) in the newspaper letter so interested parties could reach out to the POA. Rick Kilmer added step 2 was preparing a request for records (FOIA) from Charlotte County for all documents pertaining to scrub jay. Step 3 involved scheduling a scrub jay workshop, with posting of said meeting in the newspaper. Steps 4 and 5 provided for forwarding all information gathered to the Department of Interior, Fish & Wildlife as well as all State and Federal representatives. After some further discussion, Rick Kilmer moved, and Chuck Hopper seconded to approve the proposed six step plan. The motion carried unanimously. Dwight Dean agreed to edit the letter.

Pending Project List: Copies were provided in the packet. After reference was made to the reimbursement of the curb damage last year not being received, the Board agreed to drop the matter. Wayne Onofri added that he instructed Sherry Danko to hold off contacting the attorney for the template letter until such time it was needed. Clay Gates agreed to follow up on obtaining the two aerial view shots referenced on the list.

Management Job Description & Expectations: Wayne Onofri distributed copies of a list of duties and responsibilities for the manager and asked the Board to review, add comments, and bring to the next meeting. He felt it appropriate that everyone should discuss and agree to a set of expectations. Sherry Danko also distributed a one page summary sheet she had prepared.

Deputy Mark Schaible: Not present.

**Treasurer's Report:**

Financial Update: Chuck Hopper reported that the following balances as of March 31, 2017 are: \$98,184.76 in operating, \$31,778.14 in the money market surplus account, and \$21,106.00 and \$30,000 in the CDs. Accounts receivable are \$41,424.96. Cash Disbursements for March totaled: \$80,891.79 which included payments to: FP&L, CenturyLink, Star, attorney, Walker Services, Dudley, Real Property for the land purchase, wire transfer fee, and Time Insurance. Accounts Payable totaled \$34,970. Chuck Hopper provided copies of a balance sheet comparison for 2012-2016. He also distributed and discussed an A/R comparison for the last three years. Interestingly, the 2017 A/R is at a higher rate than one year ago. Suspension of voting rights was also mentioned for owners delinquent more than 90 days.

Road CD: Wayne Onofri noted that he asked Sherry Danko not to formalize the 2016 road CD when the issue of the property purchase came up until the cash requirements were finalized. The Board discussed cash expectations for the balance of the year. Sherry Danko would provide a cash flow projection for 2017 for the next meeting. By general consensus, the Board agree to deposit the \$30,000 for 2016 into a designated road money market account.

**New Construction & Additions:** None.

The Board asked Sherry Danko to request a copy of the building permit from Charlotte Brezing for her addition.

**Grounds:**

Woody Turned stated copies of the summary of the grounds proposals and the proposals themselves were distributed prior to the meeting. He noted that he anticipated a 10% increase over the past year. The Board discussed the proposals for both the greenbelts and the roadside mowing. Liberty Land, Walker Services, and Brightview submitted bids for the roadside mowing. Liberty Land, Walker Services, Reynolds, and Brightview submitted bids for the greenbelt mowing. After further discussion, Rick Kilmer moved, and Chuck Hopper seconded to approve awarding the contract to Walker's for both the greenbelt and roadside. The motion carried. The Board agreed to have Ernie Sturges review the contract used in the past. After he tweaked it, the contract would be used for Walker Services.

**Drainage:**

Woody Turner reported that Gulf Coast Aquatics sprayed.

**Fire Damage:** Rick Kilmer expressed his concerns about the recent fire which destroyed 10-15 acres of greenbelt. He felt carelessness started the fire. Woody Turner noted that he expected the cost of repairs to be a bit under \$500. An estimate to repair would be obtained from Walker.

**Director and Owner Comments on Non-agenda Items:**

Rick Kilmer asked about the status of Joe Gentry as he has not been in attendance for some time. Wayne Onofri responded that Joe had indicated he was resigning and later told Woody Turner he would re-consider. Wayne Onofri then read thru some recent messages and confirmed that Joe Gentry has resigned. Filling the vacancy will be added to the next agenda.

Woody Turner stated that the debris pickup on the greenbelts is on hold until there is some rain.

The owner at 3200 Hidden Valley stated he had sitting water heading south of his property. This would be checked.

**Next Meeting:** The next meeting will be on May 9, 2017 at 6:30 with Neighborhood Watch at 5:30.

**Adjournment:** With no further business to come before the Board, Dwight Dean moved, and Rick Kilmer seconded to adjourn. The motion carried, and the meeting adjourned at 8:48 PM.

Sherry Danko

Sherry Danko for the Board