

**Prairie Creek Park POA
Board of Directors Meeting
March 14, 2017
Approved Minutes**

Call to Order: The meeting was called to order at 6:31 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 seven 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 indicated he did not offer to research other websites as stated in the February 14th minutes and asked that it be stricken. Rick Kilmer moved, and Chuck Hopper seconded to approve the February 14, 2017 minutes as amended. The motion carried unanimously. Rick Kilmer moved, and Dwight Dean seconded to approve the February 23, 2017 minutes. The motion carried with 5 “yes” votes and 1 “abstention” (Chuck Hopper abstained as he was not present at the meeting.)

Administrative:

Entry Preservation: Rick Kilmer gave an overview of the costs to purchase the land. The anticipated cost would be \$67,500 for the purchase plus expenses for a grand total of approximately \$70,119. The closing was scheduled for February 27, 2017. The survey of the land was displayed on the screen. The Board discussed various items including the need for insurance on the property. Rick Kilmer moved, and Chuck Hopper seconded to impose the POA deed restrictions upon the new property upon purchase. The motion carried. The Board discussed funding. Woody Turner proposed a plan to fund the purchase taking from the following 2017 budget: \$5000-legal, \$10,000-cameras, \$25,000-drainage, and \$30,000-road savings. In 2018, plan to pay back the 2017 road savings, include some “belt tightening” and keep the fees at \$600.

Deed Restriction Update:

The Board discussed a proposed violation for riding an ATV on common property. The Board agreed to include a reference to #20 in the deed restrictions as well as the membership vote to restrict ATVs to the owner’s property only. Sherry Danko shared the e-mail from the County about the owners of the River Ranch property being given 60 days to clean the property up. The County thought the owners would be moving back in. Due to the owner filing bankruptcy, the bank foreclosure sale was cancelled. Rick Kilmer and Wayne Onofri would speak to Commissioner Dougherty regarding the matter. Sherry Danko would provide a timeline.

The Board was provided a copy of the formal complaint prepared by the attorney for the Cypress Grove Circle property. The Board felt the description in the complaint needed further clarification. After some discussion, Woody Turner moved, and Rick Kilmer seconded to table any further legal action and speak to the County about them following up through Code Enforcement. The motion carried.

Wayne Onofri discussed the committee’s thoughts to have Ernie Sturges prepare a generic violation letter after the POA sends three letters which are ignored. The attorney letter could be utilized for all violations, refer to the attached POA letters and threaten legal action if still ignored. The Board

agreed to have the attorney prepare the template “when the trigger is pulled” after the three POA letters are ignored and then review at the next meeting before mailing.

The Board agreed to add a column to the violation chart to accommodate compliance. Violations which have been remedied should be removed after 12 months.

It was noted a roof was installed without an ARB. Owners should notify Star if there is an emergency and they need to act sooner than the next Board meeting. If the Board sees someone making a change to the exterior of any buildings without an ARB, it should be reported.

Scrub Jay Update: Rick Kilmer reported that Commissioner Dougherty called. Charlotte County is e-mailing Vero Beach to check on the status of the request submitted in 2016 to change to the density based fee schedule. They will ask for a status update as to why it has not yet been approved. Rick Kilmer added that he felt it is time to be more aggressive. He and Dwight Dean would formulate a plan. A workshop would be scheduled in the future to discuss.

Pending Project List: Discussed the attorney complaint document earlier in the meeting.

Deputy Mark Schaible: Deputy Schaible touched on the following: zero crime in PCP in the last 30 days; miscellaneous fire and ambulance calls; still addressing the dust and pump noise near Water Oak; and speaking with the County Attorney about why Animal Control states they cannot go out to a community with private roads. It was agreed to hold a Neighborhood Watch meeting on April 11th at 6 PM before the Board meeting.

Treasurer’s Report:

Financial Update: Chuck Hopper reported that the following balances as of February 28, 2017 are: \$162,877.56 in operating, \$31,771.39 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 February totaled: \$9,738.20 which included payments to: FP&L, CenturyLink, Star, Liberty, attorney, CPA, Walker Services, and Woody Turner reimbursement. Accounts Payable totaled \$39,243. Chuck Hopper indicated he would like to review patterns for collections. The Board discussed the CPA compilation including the questions about assets listed on the balance sheet for many years, the incorrect annual assessment indicated and needing a correction, as well as recognizing the compilation was not a comprehensive report. The Board may consider a review or audit in the future. Sherry Danko will provide a spreadsheet of multiple years of balance sheets.

New Construction & Additions:

15700 Water Oak Court-fence extension: After some discussion regarding the fence extension, Rick Kilmer moved, and Dwight Dean seconded to approve the request contingent upon the following: The POA must have accessibility to the common ground thru the gate; the fencing is approved up to the property line; any cross over agreement will between the two neighbors; and the drainage easement will survive. The motion carried,

3650 Hidden Valley-closet addition: Rick Kilmer noted the site plan fails to show another building on the property. The Board instructed Sherry Danko to remind the owner of the 14 day submission policy prior to the meeting at which it would be considered for any future submissions. Otherwise, the owner would need to wait until the next month. Clay Gates moved, and Chuck Hopper seconded to approve contingent upon submitting a copy of the County approved permit. The motion carried with 5 “yes” votes and 1 “no” vote (Wayne Onofri).

Grounds:

Woody Turned reported the bank slope mowing and trail side vertical mowing were performed by Walker. The fire break was improved. On March 5th, a tree was snapped off at Ridgewood. The Board will consider replacing closer to the rainy season.

Drainage:

Woody Turner reported that the roadside swale work on Hidden Valley and White Water Court was completed. He was going to meet with Best Bet Excavation to look at some areas where debris has fallen into the ditches and needs to be removed. This may be a project for next year.

Fires During the Dry Season: Chuck Hopper expressed his concern about residents burning on their property during the dry season. After some discussion, the Board agreed to post a "High Fire Alert" sign when appropriate. Sherry Danko will purchase one.

Director and Owner Comments on Non-agenda Items: None.

Next Meeting: The next meeting will be on April 11, 2017 at 6:30 with Neighborhood Watch at 6:00.

Adjournment: With no further business to come before the Board, Dwight Dean moved, and Chuck Hopper seconded to adjourn. The motion carried, and the meeting adjourned at 9:44 PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary