

Prairie Creek Park POA
Board of Directors Meeting
February 11, 2014
Approved Minutes

Call to Order: Jeff Clark called the meeting to order at 6:36 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Karen Borrego, Jeff Clark, Loren Cox, Clay Gates, and Woody Turner. Wayne Onofri joined the meeting while it was in progress. Chuck Hopper was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 10 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: Jeff Clark led those present in the pledge.

Approval of Minutes: Karen Borrego moved, and Loren Cox seconded to approve the January 14, 2014 minutes. The motion carried unanimously.

New Construction:

3661 Hidden Valley: PGI Homes re-submitted the plans. Clay Gates stated the drawings accommodated for the 50 foot setback as stated in the Declaration. Woody Turner did not feel the location of the home met with the spirit of the rest of the community. Clay Gates moved, and Karen Borrego seconded to approve the revised plans, with the 50 foot setback, and to make one final request for the owners to consider moving the house back further. The motion carried 4 “yes” votes to 1 “no” vote (Woody Turner).

16080 Ridgewood Ct: After review of the submitted drawings and some brief discussion, Loren Cox moved, and Karen Borrego seconded to approve the driveway as proposed. The motion carried unanimously. Clay Gates would provide Sherry Danko with the correct culvert specifications. The owner would be reminded his RV could not be occupied while on property, and that it was preferred the RV would not be visible from the road.

Drainage:

Woody Turner presented the following bid information to correct drainage problems:

Dunkley Driveway: To address the area at 3620 and 3640 Hidden Valley: Consolidated Productions Groups: \$38,445, Excavation Point (EPI): \$18,535, and R. Tippins: \$22,000. Woody Turner added that once a contractor was selected, he would organize an on-site meeting between the contractor and owners.

C-6 Ditch: To address the area near 5401 Cypress Grove: EPI: \$3,460 with 100’ of sod and R. Tippins: \$4,000 without sod.

Clearing Out C-6 and C-5: Only R. Tippins would bid this project. His proposal was on an hourly rate based on the type of equipment used in addition to the number of labor hours. No other contractor contacted was interested. The Board discussed this area at length. Jeff Clark stated he would like to see work done equitably in both the south and north sides of the community. Loren Cox asked about Trails End. Woody Turner advised the clean out would start at Trails End and move into the Park. The extra dirt would be spread around the culverts near C-9.

Wayne Onofri suggested that Woody Turner confirm with the Dunkley’s what their expectations were for the materials for the driveway repair.

After further discussion of all the projects, Loren Cox moved, and Wayne Onofri seconded to approve the Dunkley Driveway bid (\$18,535) and the C-6 ditch area bid (\$3,460), both from EPI. The motion carried unanimously.

After considerable discussion, Wayne Onofri moved, and Loren Cox seconded to approve hiring R. Tippins for a period of up to four weeks and not to exceed a total of \$30,000 with up to \$15,000 being spent in both the C-5/C-6 area and the C-2/C-3 area. The C-5/C-6 area would start at the Trails End culvert and work inward. Woody Turner and Clay Gates would closely monitor. Work would be stopped if progress was not proceeding properly. The motion carried unanimously.

Treasurer's Report: Jeff Clark reported on the following balances as of January 31, 2014: \$61,149.38 in operating, \$31,534.52 in the money market surplus account, and \$20,281.86 in the CD. Total assets are \$216,715.6^{e3} which includes \$65,326.93 in accounts receivable. January disbursements totaled \$2,463.87 with payments to FP&L, Star, Hoover Pressure Cleaning, Cody's Tree Service, Woody Turner, and Aquatic Systems. Copies of the Compilation were provided to the Board. Owners may contact Star for a copy. The Cody Tree expenditure was an emergency expense due to the potential for damage by a fallen tree.

Grounds:

RFPs: Woody Turner presented an update on the RFP process. To date, eight packets had been sent out. Woody Turner had already spoken to four contractors and had given three tours.

Flag Pole: Although Woody Turner advised that he had gathered some specifications, he is looking for suggestions on where to locate and how to maintain. Volunteers should contact Woody Turner. Loren Cox added that installation should be near a power source to provide a light for the flag. It was hoped plans for the flag could be finalized and implemented by Memorial Day.

Groves and Water Oak: Bob Winfrey indicated a gate was installed between the dirt road between the groves and Water Oak. It was agreed this should be checked to see on whose property the gate was installed.

Administrative:

Property Tax Exemption: Wayne Onofri reported that Sherry Danko had contacted him regarding an owner's request for a waiver of the annual assessment based on the language in the Documents pertaining to property tax exemptions. Sherry Danko had told Wayne Onofri that the tax office had advised the last tax period was only a partial exemption. Wayne Onofri asked the Board if they wanted a legal opinion was in order to determine the intent of the Documents language and how it should be applied. Karen Borrego moved, and Woody Turner seconded to approve obtaining a legal opinion. The motion carried 5 "yes" voted to 1 "no" vote (Jeff Clark).

Non-agenda Items:

Bob Winfrey raised the issue of Ryles Ranch possibly hauling their melon crops through the Park. Need to be concerned about a potential constructive easement. Board will monitor.

Next Meeting: March 11, 2014 at 6:30 PM.

Adjournment: With no further business to come before the Board, Loren Cox moved, and Jeff Clark seconded to adjourn. The motion carried, and the meeting adjourned.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary