

**Prairie Creek Park POA  
Board of Directors Meeting  
June 14, 2016  
Approved Minutes**

**Call to Order:** The meeting was called to order at 6:30 PM at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 9 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 Joe Gentry seconded to approve the May 10, 2016 minutes. The motion carried unanimously.

**Treasurer's Report:**

Financial Update: Rick Kilmer reported that the following balances as of May 31, 2016 are: \$120,827.96 in operating, \$31,718.69 in the money market surplus account, and \$20,834.74 in the CD. Accounts receivable are \$21,068.42. Cash Disbursements for May totaled: \$8,481.06 which included payments to: FP&L, Star, Goldman, Tiseo & Sturges, Best Bet Excavation, Liberty Land, Reynolds, reimbursements to Woody Turner and Wayne Onofri, and Russell Bee.

2017 Budget: The Board agreed to hold the budget workshop on August 8<sup>th</sup> at 6:30.

**New Construction & Additions:** None.

**Administrative:**

Scrub Jay: Rick Kilmer followed up with Ken Doherty follow their meeting. Commissioner Doherty's office responded they would be in touch with Rick Kilmer in the next couple of days with an update regarding the change in fee schedule submitted to Fish and Wildlife. A full program review would take place in 2017. Sherry Danko noted that Ernie Sturges inquired about a potential easement on the greenbelt to access the scrub jay area on his lot. In addition, he inquired about fence requirements as the County agreed they would install a fence around the scrub jay area on the lot. Rick Kilmer felt the inquiries were a bit premature with the issues still pending and suggested Ernie Sturges approach Fish and Wildlife.

**Grounds:**

Woody Turned reported the entry gate hinge posts were removed. The removal of the island was pending receipt of the insurance claim proceeds. Sherry Danko stated the check was scheduled to be released on June 15. Liberty Landscape mowed the entry filed and did roadside brush clean-up. The greenbelts were mowed on the 11<sup>th</sup> and 12<sup>th</sup>. Woody Turner noted he ordered new flags for the entry flag pole at a cost of \$160.40. There had been an owner complaint regarding possible mower damage to a fence. It was inconclusive if the mower caused the damage. With the arrival of the rain, Liberty will start mowing every three weeks. A hornets' nest was removed by Russell Bee. A new part-time laborer has started who will work on the weekends. The work order with the County remains

active with work to be done near the entry when the County is working on another project in the vicinity.

**Drainage:** C5A and C6B were hydro-seeded. Some other areas were treated with special seed for erosion. Woody Turner submitted a receipt, for \$536.10, for erosion control seed and straw mulch to be applied on remaining disturbed greenbelt and ditch bank areas from the recent drainage projects. Pictures were shown. Woody Turner reported that he met with Abbott's about the roadside swales. EPI will also be submitting a bid. Best Bet Excavating would consider bidding if he was able to rent the appropriate smaller equipment. Once bids were submitted, the Board could have a special meeting at the gazebo to select a contractor.

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

Woody Turner reported that he asked Sherry Danko to obtain pricing for signage at the front bulletin board regarding restrictions in the Park. Before ordering signage, the Board agreed to review the wording, make changes, and then have the attorney review before having the sign made.

Woody Turner stated there were children riding ATVs on the greenbelts and along the ditches where work was being done. A letter would be sent. ATVs are not allowed on the common areas.

Woody Turner noted that there were Fire Wise pamphlets on the tables for anyone interested.

Owners were reminded to keep an eye out as two vacant homes were vandalized.

The Board agreed to have a representative from at least one of the companies who submitted a proposal for cameras at the entrance to attend the July meeting.

Woody Turner received an e-mail from a realtor stating that some realtors are posting oversized signs. This would be addressed.

Rick Kilmer shared a picture of a site plan on the screen of the front entry area depicting the current items are and where proposed items (picnic area, parking, fence, etc.) would be placed.

Improvements would be discussed for inclusion in the 2017 budget.

Raising the level of the road was mentioned.

Defining the area around the bulletin board was suggested.

Rick Kilmer raised the issue of the second exit point for emergencies. Photos were shared on the screen. Options were discussed.

An owner inquired about cleaning out the culverts at the driveways. Some were cleaned last year. More would be done by the PT maintenance man.

Woody Turner and Clay Gates would check on a washout near the corner of one owner's property.

Owners were encouraged to call the Sheriff's Office if their neighbor's were shooting off fireworks.

They were also encouraged to contact Animal Control for barking dogs.

**Next Meeting:** The next meeting will be on July 12, 2016.

**Adjournment:** With no further business to come before the Board, Rick Kilmer moved, and Joe Gentry seconded, to adjourn. The motion carried, and the meeting adjourned at 7:50 PM.

**Sherry Danko**

Sherry Danko for Joe Gentry, Secretary