

**Prairie Creek Park POA
Board of Directors Meeting
February 23, 2017
Approved Minutes**

Call to Order: The meeting was called to order at 6:30 PM at the Gazebo.

Establish a Quorum: A quorum was established with the following present: Clay Gates, Chuck Hopper, Rick Kilmer, Wayne Onofri, and Woody Turner. Dwight Dean arrived a few minutes after the meeting started. Joe Gentry and Chuck Hopper were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and a few PCPPOA members.

Proof of Notice: The meeting notice and agenda were posted in accordance with the Association Bylaws and Florida Statute 720.

Entrance Property Purchase:

Rick Kilmer reported the following: the old Right of way has a gate; suggested sub-dividing the lot with the Park buying only the section immediately adjacent to the entry and then the Jordan's could attach the other piece to their other parcel; the Jordan's were not interested. Craig Jordan did offer to sell the parcel to the POA for \$85,000, paying \$35,000 now; \$25,000 in 2018, and \$25,000 in 2019. Other options the Board discussed: three equal payments of \$25,000; consider a conventional loan for \$67,500; borrowing from the road savings; or pull from operating funds. The Board discussed the feasibility of the purchase and the need to bring in under the deed restrictions. Then if the POA sold it; the buyer would be obligated to follow the deed restrictions. Members present commented on notifying the entire membership. Woody Turner noted he felt the membership elected him to act in the best interest of the entire membership and that included actions of this nature. The Board was polled on their interest to proceed: Woody Turner: yes; Clay Gates: yes; Rick Kilmer: yes; Dwight Dean: yes; and Wayne Onofri: yes. Reference was made to the option period through March 1st. A survey should cost no more than \$750. Wayne Onofri would talk to Dudley about a survey. His cost may be only \$600. Taxes on the property are \$763. Wayne Onofri moved, and Dwight Dean seconded to authorize \$2000 for closing the deal including a survey, title search, and attorney review. The motion carried. The Board agreed to send the membership a brief letter regarding the land purchase. Rick Kilmer moved, and Dwight Dean seconded to approve Rick Kilmer making a verbal or e-mail offer for the property for \$67,500 cash, contingent upon successful completion of the due diligence. The motion carried unanimously. The property would be owned under the deed restrictions.

Adjournment: With no further business to come before the Board, Wayne moved, and Dwight Dean seconded to adjourn. The motion carried, and the meeting adjourned at 7:09 PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary