

Prairie Creek Park POA
Board of Directors Meeting
June 9, 2015
Approved Minutes

Call to Order: Wayne Onofri called the meeting to order at 6:32 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Karen Borrego, Loren Cox, Clay Gates, Wayne Onofri, and Woody Turner. Jeff Clark and Joe Gentry were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 5 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.

Scrub Jay: Wayne Onofri introduced Attorney Ernie Sturges. Wayne Onofri noted that it may be time to consider other avenues regarding the type of legal guidance for handling the scrub jay issue. Ernie Sturges advised the Board and owners of his personal interest as a lot owner. He discussed his conversation with Attorney Ed Wotitzky. The Board and the attorney discussed the pros and cons of a lawsuit. Phil Tirino advised he pulled together some numbers and noted that \$98,000 would be the appropriate amount to request for each lot. They also discussed the best way to approach the matter with the County; primarily to continue showing a good faith effort with negotiations but delaying as much as possible. If the impact fees were reduce, as is being considered, this matter could dissipate quickly as the County purchase of land for the scrub jay would no longer be as attractive.

Fire Wise Program: Wildlife Mitigation Specialist Patrick Mahoney spoke about the Fire Wise Program. The POA used to be a Fire Wise Community. Mr. Mahoney encouraged them to do so again. He also made some suggestions to help the spread of fire close to homes.

Scrub Jay, con't.: Ernie Sturges made a few suggestions for the draft agreement with the County: identify a dollar amount for the lack of assessments, define the amount of notice before a controlled burn (the Board indicated the document should have prohibited controlled burns.), and some attention to the indemnification and County limits. It was agreed to invite County Commissioner Doherty in early August to speak to the membership and the Board. After Ernie Sturges left the meeting, Wayne Onofri opened discussion regarding a possible change in attorneys for the scrub jay issue. Loren Cox moved, and Clay Gates seconded to change to engage Ernie Sturges to represent the POA with the scrub jay issue and to also expand the group pursuing relief from the scrub jay issue. The motion carried unanimously.

Approval of Minutes: Loren Cox moved, and Karen Borrego seconded to approve the May 15, 2015 minutes. The motion carried with four "yes" votes and one abstention. (Clay Gates abstained as he did not attend the May meeting.)

Treasurer's Report:

Financial Update: Sherry Danko reported on behalf of Jeff Clark as follows: The following balances are as of May 31, 2015: \$54,931.43 in operating, \$31,655.14 in the money market surplus account, and \$20,632.51 in the CD. Accounts receivable are \$18,625.99. About 6 owners still owe for the new year, and 6 owe for more than the current year. May disbursements totaled \$4,307.77 with

payments to FP&L, Star, Wotitzky Law Firm, and Goldman, Tiseo & Sturges. It was agreed to hold a budget workshop in late August. The date will be firmed up at the July meeting.

Administrative: Wayne Onofri led discussion on the zoning issue at 4850 Cypress Grove Circle. All lots are zone single family in the POA but can include extended family. The lot in question was re-zoned by the county as multi-single family. This was in violation of the deed restrictions. The Board agreed to notify the closing agent that this was a violation and needed to be corrected.

New Construction & Additions:

16050 Ridgewood Ct: Clay Gates moved, and Loren Cox seconded to approve the request to replace the windows per the specifications. The motion carried unanimously.

Grounds:

Woody Turned reported that Liberty Land mowed the first and last weeks of May. Trimming of the palms was started. The greenbelts would be mowed the first week of July. The flag pole project is completed and looks great. Materials cost \$585.70 with labor provided by Woody and Rocco. Both were thanked. Landscaping improvements were performed on the gazebo site at a cost of \$139.95. Woody Turner submitted his receipts for reimbursement. Woody Turner continues monitoring the spraying results. With the recent drainage work, the scope of the required spraying is changing. He recommended tweaking the specifications and put the project out for bid next year.

Drainage: It was noted the grass is starting to grow through the dirt spread on the banks of the ditches. It does not appear seeding will be necessary. Woody Turner advised they found the creeping indigo in the front entry bed, probably from the mulch. A link will be added to the website.

Entry Gates: As Joe Gentry was absent, the subject shall be tabled until the next meeting. Wayne Onofri asked Sherry Danko to pursue bids also.

Director and Owner Comments on Non-agenda Items: None

Next Meeting: The next meeting will be July 14, 2015.

Adjournment: With no further business to come before the Board, Clay Gates moved, and Loren Cox seconded, to adjourn. The motion carried, and the meeting adjourned at 9:04 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary