

**Prairie Creek Park POA
Board of Directors Meeting
January 13, 2015
Approved Minutes**

Call to Order: Wayne Onofri called the meeting to order at 6:30 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, Wayne Onofri, and Woody Turner. Joe Gentry was 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 was recited.

Approval of Minutes: Loren Cox moved, and Karen Borrego seconded to approve the December 9, 2014 minutes. The motion carried unanimously.

Treasurer's Report:

Financial Update: Jeff Clark reported on the following balances as of December 31, 2014: \$50,405.87 in operating, \$31,622.42 in the money market surplus account, and \$20,500.97 in the CD. 2015 prepaid assessments are \$28,960.68. Accounts receivable are \$18,783.14. 7 owners owe for 2014, 8 owners owe for a partial year, and 4 owners owe for more than one year. December disbursements totaled \$4,403.01 with payments to FP&L, Star, Liberty Land, Wotitzky Law Firm, Reynolds Mowing, and reimbursement to Woody Turner.

New Construction & Additions:

17600 Wood Path Court: Clay Gates noted issues remained with the culvert. Star would contact the owners again.

Performance Bond: Wayne Onofri discussed the issue of the bond. He was concerned about problems that arise when some builders don't build to the required specifications. He suggested the Board adopt a policy to have in place. A security deposit and impact fee were discussed as possible alternatives. The matter would be researched for further discussion.

Scrub Jay: Sherry Danko shared the information she learned from the County. The new fee for 5-20 acres is \$76,700. The County noted their legal department was currently drafting a letter to send to all affected owners. Only then would a list of properties impacted would be available. Loren Cox stated the Park and its owners need to fight this at the State and Federal levels. He would draft a letter owners could use as a template to mail to their representatives.

Grounds:

Hogs: Wayne Onofri introduced a hog trapper who offered to trap hogs for the POA or for individuals. The Board agreed to not use dogs for trapping hogs on the greenbelt. The trapper's information would be placed on the website after he faxed his license and insurance to Star. There is no cost. Karen Borrego moved, and Jeff Clark seconded to engage the trapper's services for the greenbelts, without dogs, pending submission of license and insurance. The motion carried.

Mowing: Woody Turner reported the “holiday” mowing was done in December. The greenbelts look in decent shape. Woody Turner stated he would like to order 30 fence post caps for where caps are missing. The cost would be 55 cents per cap plus \$10 shipping and handling. He also noted seven stop signs needed to be replaced and would like one extra sign to have on hand. The cost would be \$26.45 per sign with \$25.30 shipping and handling. By general consensus, the Board agreed to these purchases.

Encroaching Brush: Woody Turner provided some photos of brush encroaching on the mowing line for the roadside areas. Liberty Land proposed to clean the entire line for \$2000 for two full days of work. It is possible the work would bleed into a third day. Wayne Onofri moved, and Loren Cox seconded to spend up to \$2400 to clean the brush out. The motion carried unanimously.

Ditch Bank Mowing: Woody Turner presented a proposal from Reynolds Mowing to mow the ditch banks at a cost of \$1200 with an anticipated two days of work. This type of maintenance should help reduce the amount of spraying in the future. Clay Gates moved, and Loren Cox seconded to approve \$2400 for two days of work, waiting two weeks after the ditches were sprayed. The motion carried unanimously.

Old World Climbing Fern: Janet Laird gave an overview of the problem of the Old World Climbing Fern. Woody Turner advised Aquatic System could spray while out for the regular treatment on the 19th. By general consensus, the Board agreed to spend up to \$500 for spraying of this invasive species.

Drainage: No new action. Woody Turner contacted another contractor. He did not hear back from the contractor suggested by Joe Gentry. Woody Turner advised Ray Tippens should be available at the end of the month. However, the Board had concerns there would be another postponement.

Laddered CDs: Loren Cox reminded those present that the most recent attempt to establish a road reserve failed. Nonetheless, the POA should plan to be ready to perform maintenance on the roads in the future. He proposed beginning with the 2016 budget, a line item be included to allocate \$20,000 to a CD each year for the roads, having them mature in 2020.

Water Oak Gate Access: Sherry Danko provided copies of the prior attorney’s opinion on an automatic easement if the tenant was allowed to continue to access POA property through the gate. The Board agreed a fence should be installed. Star would send a letter to the owner of the property.

Director and Owner Comments on Non-agenda Items:

An owner stated his concern about the hog trapping. Last time this occurred it happened during late hours. Mention was made of the Peace River Riders bicycling fund raiser in the Park for a boys’ ranch. It was a good event with good exposure for the community.

The question was raised about a second exit for emergencies.

A notice would be posted on the website reminding owners that no motor vehicles are allowed on the greenbelts.

By general consensus, the Board agreed to purchase new trail signs to replace the worn out signs.

Next Meeting: The next meeting will be February 10, 2015.

Adjournment: With no further business to come before the Board, Clay Gates moved, and Jeff Clark seconded to adjourn. The motion carried, and the meeting adjourned at 8:25 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary