

**Prairie Creek Park POA**  
**Board of Directors Meeting**  
**~~September 9, October 14, 2014~~**  
**Approved Minutes**

**Call to Order:** Jeff Clark called the meeting to order at 6:33 PM at the Ridge Harbor Community Building.

**Establish a Quorum:** A quorum was established with the following present: Karen Borrego, Jeff Clark, Clay Gates, Wayne Onofri, and Woody Turner. Loren Cox and Chuck Hopper 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 was recited.

**Approval of Minutes:** Woody Turner moved, and Jeff Clark seconded to approve the September 9, 2014 minutes as distributed. The motion carried unanimously.

**Treasurer's Report:**

Financial Update: Jeff Clark reported on the following balances as of September 30, 2014: \$45,390.34 in operating, \$31,602.50 in the money market surplus account, and \$20,434.39 in the CD. 2015 prepaid assessments are \$7,714.00. Accounts receivable are \$19,422.49. 7 owners owe for 2014, 9 owners owe for a partial year, and 5 owners owe for more than one year. September disbursements totaled \$7,202.15 with payments to FP&L, Star, and Liberty Land.

Collections: After some discussion, Jeff Clark moved, and Karen Borrego seconded to foreclose on 16800 Prairie Creek Blvd if there is no mortgage and the property is not scrub jay.; no action on 4801 Cypress Grove due to having a mortgage, and no action on 16200 Ridgewood due to having a mortgage. The motion carried.

**Administrative:**

Exemption: The owners who had previously been denied an exemption based on the attorney's recommendation requested it to be reconsidered. The request for reconsideration had been forwarded to the attorney for review. The attorney held to his original opinion. The Board agreed to follow the attorney's advice. A letter would be sent to the owners. There was discussion about an independent party paying the assessment for the owners.

Annual Meeting:

Reserves: Loren Cox had drafted some language for the cover letter to be sent to the owners regarding the road reserve. Sherry Danko was asked to tweak it and include in the cover letter. Only a road reserve would be considered. \$24,000 per year for the next five years at an annual cost of \$80 per lot.

Drainage: It was suggested a map be provided to the owners at the meeting to help understand the drainage projects and issues.

**New Construction:**

3900 Ridgeland: The owner submitted an ARB request for a pond. The Board discussed the importance of no dirt leaving the park and being in compliance with the County 12 foot depth. Jeff Clark moved, and Karen

Borrego seconded to approve the new pond contingent upon meeting all County regulations and no dirt leaving the park. The County exemption of excavation was noted. The motion carried.

3661 Hidden Valley: The contractor was out re-grading the high swale area. Clay Gates would check on the work.

**Grounds:**

Woody Turner gave an overview of the mowing, string trimming, and roadside spraying. The greenbelts are currently being mowed. Liberty Land did some trimming of the entry oaks at no extra cost.

**Drainage:**

Once the rain stops and the ground dries up some, Ray Tippens will begin the drainage work. The ground needs to be able to support the trucks.

**Water Oak Gate Access:** Someone in the Park is using the property P3-1 along Water Oak. They have put in a gate. There is concern this access could become permanent after 15 years if no action is taken. The owners taking this action should have submitted a request to the Board. Therefore it is unauthorized access. A letter will be sent. A small sign shall be posted stating "The Gate is Not an Approved Gate." Wayne Onofri suggested checking with legal to see if controlling access through the gate even for one day per year will avoid a potential easement issue.

**Non-agenda Items:**

Handyman: Wayne Onofri noted there were two possible candidates but neither worked out. If anyone knows of anyone willing work for \$15 per hour. Someone suggested checking the PGI Civic Association online newsletter.

**Next Meeting:** The next regular meeting would be the annual membership meeting on November 6, 2014 at 7 PM.

**Adjournment:** With no further business to come before the Board, Jeff Clark moved, and Woody Turner seconded to adjourn. The motion carried, and the meeting adjourned at 8:27 PM.

*Sherry Danko*

Sherry Danko for Karen Borrego, Secretary