

**Prairie Creek Park POA  
Board of Directors Meeting  
April 8, 2013  
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, Jeff Clark, Loren Cox, and Wayne Onofri. Clay Gates and Jack Slear were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 21 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:** Wayne Onofri led those present in the Pledge of Allegiance.

**Approval of Minutes:** Loren Cox moved, and Karen Borrego seconded to approve the March 12, 2013 minutes as distributed. The motion carried.

Wayne Onofri thanked everyone for attending.

**Administrative:**

**Director Vacancy:** Wayne Onofri stated that two individuals indicated an interest in filling the vacancy: Chuck Hopper and Woody Turner. Woody Turner and Chuck Hopper both made brief statements regarding their qualifications. Board members and owners made comments and asked questions. The position would be through November 2014. Jeff Clark moved, and Loren Cox seconded to appoint Woody Turner to fill the vacancy. The motion failed with 1 "yes" vote to 3 "no" votes (Karen Borrego, Loren Cox, and Wayne Onofri). Karen Borrego moved, and Loren Cox seconded to appoint Chuck Hopper to fill the position. The motion carried with 3 "yes" votes to 1 "no" vote (Jeff Clark). Woody Turner was asked to be on standby as another Board vacancy was expected shortly.

**Treasurer:** Jeff Clark moved to appoint Clay Gates as Treasurer. The motion carried.

**President:** Loren Cox moved, and Jeff Clark seconded to appoint Wayne Onofri as President. The motion carried.

**Vice President:** Karen Borrego moved, and Loren Cox seconded to appoint Jeff Clark as Vice President. The motion carried.

**Secretary:** As Clay Gates is now the permanent Treasurer, Jeff Clark moved to remove Clay Gates as Secretary and replace with Karen Borrego. The motion carried.

Wayne Onofri reminded owners to filter issues through Star who would then forward onto the Board.

**P.O. Box:** Chuck Hopper moved, and Jeff Clark seconded to close the P.O. Box as all mail went to Star. The motion carried. Star would change the mailing address on any postings near the front entrance.

**Legal Representation:** Karen Borrego advised she spoke to both the Martella and Wotitzky law firms. The Farr law firm had also been suggested but she felt there would be a conflict as she personally used them. The Martella firm would charge a \$3,000 retainer and \$300 per hour. The Wotitzky firm would charge \$275 per hour and no retainer. The Board discussed at length and heard comments from the members present. Chuck

Hopper moved, and Jeff Clark seconded to retain Ernie Sturges for collections, and hire the Wotitzky firm for non-collection issues. The motion carried.

**Treasurer's Report:** Sherry Danko gave a brief overview of the March 2013 financials as follows: The operating account balance is \$29,385.71. The Operating Surplus MM balance is \$38,205.41 with a \$20,000 CD. Accounts Receivable : \$23,478.52: 20 lots owe for the current year; 7 lots owe for more than 1 year. Expenses for March totaled: \$7400.17 which included payments to : FP&L, Goldman, Tiseo & Sturges, Star, Summers, Horner, & Daughtrey (CPA), Andrew Murray Inc, and an owner refund for an overpayment. Sherry Danko raised the issue of waiving interest per an earlier conversation with Wayne Onofri. By general consensus, the Board agreed to not waive any fees. Sherry Danko recommended mailing the initial invoice separate from the annual meeting packet. The Board agreed that no changes were needed to the authorized signers on the accounts.

**New Construction:** None.

**Deed Restrictions:** No report at this time . Violation inspections continue to be on hold.

**Roads:** Chuck Hopper was assigned the responsibility of the roads.

**Drainage:** An owner present, Bob Winfrey, indicated there were two outstanding drainage issues. Wayne Onofri agreed to discuss these with Clay Gates.

**Grounds:** Jeff Clark reported the first mowing of the roadways was done in March and looked good. He also noted that an irrigation repair at the front entrance was addressed. Roni Murray suggested that Jeff Clark give some consideration as to when he would like the bat wing mowing on the greenbelt performed. She noted that this is usually done before the rains begin. Roni Murray also suggested that the Board may wish to consider adding some culverts to those already on the list for spraying. Chuck Hopper suggested a schedule for these maintenance items. It was noted the contract contains a general schedule but typically the Grounds person gives permission based on conditions and weather.

**Non-agenda Items:**

It was suggested that the committee developing proposed Document revisions provide a report at the Board meetings.

It was noted there were lights out at the entrance sign. Jeff Clark would check the timers and photo cells. When asked by a member present, Wayne Onofri responded there had been no discussion to cancel the July Board meeting.

The pleasant tone of the meeting was acknowledged and appreciated.

**Next Meeting:** May 14, 2013.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 7:53 PM.

*Sherry Danko*

Sherry Danko for Karen Borrego, Secretary