

**Prairie Creek Park POA**  
**Board of Directors Meeting**  
**March 11, 2014**  
**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: Loren Cox, Clay Gates, Wayne Onofri, and Woody Turner. Karen Borrego, Jeff Clark, and Chuck Hopper were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 14 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.

**Approval of Minutes:** After some brief discussion, Loren Cox moved, and Woody Turner seconded to table the approval of the February minutes to a future meeting.

**Treasurer's Report:** Sherry Danko reported on the following balances as of February 28, 2014: \$80,803.68 in operating, \$31,542.99 in the money market surplus account, and \$20,304.09 in the CD. Accounts receivable are \$43,334.83. 47 owners owe for 2014, and 7 owners owe for more than one year. February disbursements totaled \$2,842.54 with payments to FP&L, Star, Sun Newspapers, & Summers, Horner & Daughtrey. One owner had paid late the fees for her five lots owned and ignored the late fees. It was agreed to maintain these charges on the account. It was also agreed to not take foreclosure action on two owners with POA liens.

**New Construction:**

3661 Hidden Valley: Sherry Danko presented a request from Connie Stark to place a 20 KW generator on their property. They also asked about a propane tank. After some discussion, the Board agreed by general consensus to approve the requests as long as they abide by the Deed Restrictions. The owners may bury the propane tank behind the rear of the home. They may also install the generator which must have screening so it is not visible from the road and must have sound proofing to diminish the related noise. It was noted that the builder had already deviated from the approved drawings with a stem wall. After some discussion on the setback issue, it was suggested changing this be included on the next annual meeting agenda.

**Drainage:**

Woody Turner reported that EPI did not have a license to work in Charlotte County but did apply for one. It was agreed that if EPI did not obtain their license in 30 days to consider obtaining further bids. The Board discussed the proposed repairs for the Dunkley area. It was agreed to send the Dunkley's and Mr. Francis a letter about the materials to be used on the driveway, confirming if asphalt was acceptable.

Woody Turner stated that Ray Tippins should begin on the C-5/C-6 project during the second week of April. The C-3 area still needed some clarification. Clay Gates and Woody Turner would visit the area to finalize the scope of the work.

Sherry Danko requested copies of the signed agreements with the two contractors for the POA files.

There would be excess dirt from the C-5/C-6/C-3 project. Distribution was discussed. It was suggested to charge a nominal fee as was done in the past to cover the cost of the truck to move. An announcement could be posted on the bulletin board and website when available so owners may make their requests.

**Grounds:**

RFPs: Woody Turner gave an overview of how the process transpired. In order to accommodate an easier discussion, Woody Turner and Sherry Danko opened the bids that morning at Star. (A notice had been posted.) Copies of the bids and a summary sheet were distributed to the Board. Copies were available for owners to share. The Board, owners, and Star discussed the bids in detail. Wayne Onofri felt the following were the top three for roadside mowing: Florida Premium, Beautiful Boundaries, and Liberty Land. There were still some outstanding issues that needed answers in order to make a decision: Would Valley Crest, Florida Premium, or Beautiful Boundaries consider only contracting for one of the projects? Would Beautiful Boundaries reduce their costs? Some needed to confirm insurance. It was agreed to eliminate Premier and Your Lawn Guy. They would be notified. The Board agreed to hold a special meeting on March 19 at 7 PM at the gazebo to make their final decisions on the roadside mowing and greenbelts.

Flag Pole: Woody Turner reported he had a site meeting, and the following was recommended: 25 foot fixed pole with internal workings, a 4 X 6 flag, and a 3 X 5 secondary flag. The cost would be approximately \$1500. Woody Turner recommended including \$2000 in the next budget to cover all expenses.

**Administrative:**

Property Tax Exemption: Wayne Onofri summarized the attorney's findings on the tax exemption issue and the owner's request to waive the annual assessment. The attorney felt there were statements in the Documents which were repugnant to each other regarding the requirement of all owners to pay fees and then another statement allowing for an exemption. When two statements are so repugnant they cannot stand together, the first shall be adopted and the second rejected. Thus, the attorney recommended not granting the exemption. Loren Cox moved, and Wayne Onofri seconded to follow the advice of the attorney. The motion carried. The owner would be notified.

**Non-agenda Items:**

Bob Winfrey noted that spraying, fertilization, tree trimming, and the front beds were not addressed in the RFPs. Don Schmidt asked what the 2013 roll over would be used for. Wayne Onofri responded "drainage".

**Next Meeting:** March 19, 2014 at 7:00 PM for mowing only. The next regular meeting would be April 8, 2014 at 6:30 PM.

**Adjournment:** With no further business to come before the Board, Loren Cox moved, and Clay Gates seconded to adjourn. The motion carried, and the meeting adjourned at 8:26 PM.

*Sherry Danko*

Sherry Danko for Karen Borrego, Secretary