

**Prairie Creek Park POA
Board of Directors Meeting
January 9, 2018
Minutes**

Call to Order: The meeting was called to order by Wayne Onofri at 6:33 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Dwight Dean, Clay Gates, Chuck Hopper, Wayne Onofri, Ron Primoic, Trisha Ryan, and Woody Turner.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management, and seven PCPPOA members.

Proof of Notice: The meeting notice was distributed and posted in accordance with the Bylaws and FL Statute 720.

Pledge of Allegiance: The Pledge was recited by all present.

Approval of Minutes: Trisha Ryan noted that the correct spelling of her name in the minutes should be "Trisha," not "Tricia." Trisha Ryan moved, and Dwight Dean seconded to approve the December 12, 2017 minutes as amended. The motion carried unanimously.

Administrative:

Website: Wayne Onofri updated the website and hoped that individuals would review and provide feedback.

Entry Update: Wayne Onofri stated that Judy Petkewicz a marketing plan; copies of which were provided to all directors. Wayne Onofri gave some opening remarks touching on the following: comps were low compare to this lot; the cleared land, electrical, well, and Quonset hut had value; 25-foot easement; under POA deed restrictions; etc. Judy Petkewicz made some remarks and answered any questions. Woody Turner stated he spoke with the new owner who purchased the house immediately adjacent to this vacant lot and the owner expressed an interest in purchasing the land. The Board's objective, all along, was to protect the entry. The easement would enable that. After some further discussion, Trisha Ryan moved, and Woody Turner seconded to list the property with Judy Petkewicz property; contacting the new owners to tell them the listing will be going on the MLS, and they have the right of first refusal until February 1, 2018 where it will be listed at the highest appropriate price. The land will have a perpetual easement of 25 feet across the front and parallel to Prairie Creek Blvd., for the POA to preserve the entry in a manner consistent with the existing entry property near the easement in perpetuity. The motion carried unanimously.

Deed Restrictions: A copy of the latest violation letters was provided. Wayne Onofri stated he and Sherry Danko did the drive thru the day before. He noted that several fences were starting to mildew. This would be addressed in the next drive thru. After some discussion, about non-horticulture hurricane debris along the roadside, it was agreed to send a friendly reminder to these owners with the procedure on how to contact the County.

Scrub jay: Rick Kilmer provided an update touching on his meeting with Commissioner Doherty. Comm. Doherty would address the matter of the POA getting the remaining 13,000 e-mails at no additional cost. Comm. Doherty also asked the POA to review the HCP and compile a list of questions, concerns, comments, etc., prioritize their importance, and then provide to him. Comm.

Doherty would like to meet with the Board to review the list and then take back to the County staff to then present to Fish and Wildlife. Rick Kilmer will schedule a series of meetings with the Committee.

Treasurer's Report: Chuck Hopper gave the following report as of the December 31, 2017 financials: Stonegate Operating: \$43,889.00, FCB Operating: \$12,459.82, Stonegate MM: \$31,852.97, Stonegate Road CD: \$21,333.99, and Stonegate Road MM: \$30,051.78. Accounts Receivable are \$8,643.62. Cash Disbursements were \$6,008.28 to CenturyLink, FPL, Star, Walkers, Bakers Painting, and Woody Turner reimbursement.

New Construction & Additions: No new submissions. The Board asked Sherry Danko to remind Thornberry Homes about the temporary culvert requirements and roadside prep to avoid damage to the asphalt.

Grounds: Woody Turner submitted a receipt for \$32.04 for replacement fence caps. Walker trimmed the trees and palms and added mulch. The Board discussed a part-time employee for some of the simple jobs. Sherry Danko still agreed to run thru her payroll with a small upcharge for her exposure. An owner noted that the entry area had Brazilian Peppers that should be removed. Dwight Dean suggested "dressing" the entry area now in the way the POA has plans. The fence should be moved back 25 feet. It was agreed access to the greenbelt would be necessary.

Drainage: Clay Gates and Woody Turner will drive around and bring recommendations for the next steps in the drainage work to the February meeting. Woody Turner reported that Gulfcoast Aquatics sprayed. He also noted the under-road culvert at Bending Willow needs attention. Trisha Ryan moved, and Dwight Dean seconded to give Woody Turner the authority to approve up to eight hours @ \$240 per hour by A-Plus Environmental Restoration to the clean the culvert out. The motion carried unanimously.

Non-agenda Items:

An owner expressed concern about the sign across the street and facing the entrance. It was suggested the owner of the sign post a notice on the bulletin board and on the website and remove the sign.

Next Meeting: The next meeting is February 13, 2018 at 6:30 PM.

Adjournment: Trisha Ryan moved, and Dwight Dean seconded to adjourn. The motion carried, and the meeting adjourned at 8:37 PM.

Sherry Danko

Sherry Danko for Dwight Dean, Secretary