

**Prairie Creek Park POA
Board of Directors Meeting
February 10, 2015
Approved Minutes**

Call to Order: Wayne Onofri called the meeting to order at 6:31 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Karen Borrego, Loren Cox, Clay Gates, Joe Gentry, Wayne Onofri, and Woody Turner. Jeff Clark joined the meeting while in progress.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 6 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: Joe Gentry moved, and Loren Cox seconded to approve the January 13, 2015 minutes. The motion carried unanimously.

Treasurer's Report:

Financial Update: The following balances are as of January 31, 2015: \$94,468.55 in operating, \$31,629.13 in the money market surplus account, and \$20,522.69 in the CD. Accounts receivable are \$57,499.74. About 50 owners still owe for the new year. January disbursements totaled \$3,856.44 with payments to FP&L, Star, Liberty Land, Aquatic Systems, and Russell Bee. Loren Cox moved, Joe Gentry seconded to have Sam Summers perform the 2014 compilation and tax return. The motion carried unanimously. Sherry Danko raised the issue of possible collection action for two homes (Wildwood Court and Cypress Grove Circle). Neither were candidates for the show cause action. Ernie Sturges had suggested small claims for the Cypress Grove Circle home but the Board decided against as they felt it would be a dead end.

New Construction & Additions:

17951 Prairie Creek Blvd.: The owners submitted plans to build a pre-fab structure on their property. After some discussion, Wayne Onofri moved, and Loren Cox seconded to not approve the proposed structure as it did not fit the vision of the community and is not the same color and style as the home. The motion carried unanimously. The owners could resubmit new plans.

17600 Wood Path Court: Clay Gates noted issues still remained. The owners should contact Clay Gates or Wayne Onofri.

Performance Bond: The Board discussed the merits of requiring a \$5,000-\$10,000 refundable deposit to accommodate for any outstanding issues. Sherry Danko will check with the attorney to see if the Board can adopt this as a procedure.

Administration:

Violations: Wayne Onofri reported that he and Sherry Danko performed an inspection and would continue to do so regularly. Owners were encouraged to report violations to Star.

Grounds:

Oak Tree Fertilization: In response to discussion at a prior meeting, Woody Turner presented a bid from Liberty Land to fertilize the oak trees at a cost of \$535.00 for 107 oaks. Liberty Land also provided a proposal for \$150.00 to copper spray five oaks for air born spores and moss. After some discussion, it was agreed to have the part-time maintenance man handle these.

Woody Turner reported the fence caps and stop signs were installed. A few caps and one stop sign were left for inventory.

Old World Climbing Fern: Woody Turner advised the fern was more widespread than first thought. Jeff Clark stated spraying for this on a quarterly basis, as part of the regular spraying cycle, would be sufficient.

Drainage: Wayne Onofri reported that as there was no action from the previously approved contractor, other avenues were explored. He obtained a bid from Elrod Septic System. Elrod was uncomfortable with an hourly rate and proposed a flat fee for all of the projects. Elrod would clean C-6, C-5, and C-3 for \$48,000. After review of the proposal and map, the Board agreed an additional section of C-3 needed to be added to the contract. Wayne Onofri would attempt to have this included at no extra charge. The project should take 3-4 weeks. Residual dirt would be spread along the banks and greenbelts where reasonable. Extra dirt would be placed on the "big field" for owner use. Joe Gentry moved, and Loren Cox seconded to approve the \$48,000 for Elrod Septic. The motion carried unanimously. Monies would come from the 2015 budget and the carryover funds from 2014. Elrod put Wayne Onofri on notice that some culverts under Hidden Valley are failing and will need to be addressed in the future.

Director and Owner Comments on Non-agenda Items:

A new owner asked about removal of large amounts of horticulture debris. He was told to contact the County who will take up to four cubic yards.

Wayne Onofri noted the barricade at the end of Prairie Creek Blvd. is faded and needs painting.

Joe Gentry would like to obtain pricing and re-open the entry gate issue.

Mention was made again of the second egress point in the event of an emergency.

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

Adjournment: With no further business to come before the Board, Joe Gentry moved, and Jeff Clark seconded to adjourn. The motion carried, and the meeting adjourned at 8:04 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary