

**Prairie Creek Park POA
Board of Directors Meeting
December 8, 2015
Approved Minutes**

Call to Order: The meeting was called to order at 6:30 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Clay Gates, Joe Gentry, Craig Jordan, Rick Kilmer, 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 7 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 of Allegiance was recited.

Approval of Minutes: Joe Gentry moved, and Craig Jordan seconded to approve the October 13, 2015 minutes. The motion carried unanimously. Rick Kilmer moved, and Joe Gentry seconded to approve the November 3, 2015 organizational meeting minutes. The motion carried unanimously.

Treasurer's Report: Hold until later in the meeting.

New Construction & Additions: None.

Grounds:

Woody Turner reported the roadsides needed some attention. The pot hole on Hidden Valley is getting bigger and needs patching. Woody Turner will address a cold patch to hold over until the New Year. Clay Gates, Woody Turner, and Rick Kilmer will obtain bids to address the cracking across the road over the two culvert pipes. There is concern the culvert may fail. Woody Turner started marking areas of wear along the roadside to be addressed in order to prolong the road's life. Liberty will mechanically edge the roadside in the future. They are tentatively scheduled to mow before Christmas. Reynolds should also be mowing the ditch areas before the end of the year. Woody Turner reported that the trapper caught 1560 hogs in 2015. If anyone sees a white Cherokee Jeep off road or on the greenbelts, it does not belong in the community and please call the Sheriff's office. He stated that he purchased new LED Christmas lights at a cost of \$76.20. The power feed was shorting, and Kennedy Electric was called to repair.

Drainage: Woody Turner announced that Gulfcoast Aquatics is scheduled to spray in the second week in December. Clay Gates reported that he will get plans and specifications drawn up in order to obtain bids for the area where the end walls are failing at the C6 ditch. Jeff Clark asked if there are any other areas in the Park that need work to help move the runoff. Craig Jordan responded that the culvert pipe near his house, up to and around the corner needs to be addressed. Lowering phone lines will also be necessary. Craig Jordan offered to pay for one pipe and suggested the POA for a second pipe to increase flow. Craig Jordan noted he would install them. Mention was made that electric service was in the swale and should be addressed at this time.

Director and Owner Comments on Non-agenda Items:

Wayne Onofri discussed the scrub jay issue stating the County would be asking approval from Fish and Wildlife to approve a change in the mitigation fee from \$76700 to \$2200. The process could take

6-12 months. Once passed, people once again should be willing to build. It was suggested the Board meet with the attorney and conservationists to learn how best to advise the owners.

Wayne Onofri raised the issue of the attorney-drafted letter to an owner regarding various violations on his property. The Board approved the letter with the caveat to add Sherry Danko's contact information.

Wayne Onofri suggested the Board consider developing some memos of understanding for the files to help clarify items in the deed restrictions.

Regarding collection action, Woody Turner suggested phone contact with the delinquent owners where possible.

Financial Update: The following balances are as of November 30, 2015: \$32,234.90 in operating, \$31,686.90 in the money market surplus account, and \$20,744.37 in the CD. Accounts receivable are \$17,496.27. About 4 owners still owe for 2015, and 6 owe for more than the current year. November disbursements totaled \$5,507.83 with payments to FP&L, Star, Liberty Land, Sherriff's Office, Sign Tec, and Goldman, Tiseo & Sturges.

Next Meeting: The next meeting will be the annual meeting on January 12, 2016.

Adjournment: With no further business to come before the Board, Joe Gentry moved, and Craig Jordan seconded, to adjourn. The motion carried, and the meeting adjourned at 7:18 PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary