

Prairie Creek Park POA
Board of Directors Meeting
April 8, 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: Karen Borrego, Jeff Clark, Loren Cox, Clay Gates, Wayne Onofri, and Woody Turner. Chuck Hopper was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 8 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: Jeff Clark noted the last digit of the total asset figure in the Treasurer's Report should read "3" not "e". Karen Borrego moved, and Jeff Clark seconded to approve the February 11, 2014 minutes as amended. The motion carried. Jeff Clark moved, and Loren Cox seconded to approve the March 11, 2014 minutes. The motion carried. Loren Cox moved, and Clay Gates seconded to approve the March 19, 2014 minutes. The motion carried.

Treasurer's Report: Jeff Clark reported on the following balances as of March 31, 2014: \$86,707.00 in operating, \$31,552.37 in the money market surplus account, and \$20,324.19 in the CD. Accounts receivable are \$31,803.41. 17 owners owe for 2014, 2 owners owe for a partial year, and 6 owners owe for more than one year. March disbursements totaled \$6,334.95 with payments to FP&L, Star, Wotitzky Law Firm, Time Insurance, and FL Dept. of State.

New Construction:

3661 Hidden Valley: Wayne Onofri reported that he and Clay Gates confirmed PGI Homes did not install a temporary culvert and added they had concern about the 50 foot setback being met. Sherry Danko noted she contacted PGI Homes and encouraged them to attend the meeting. The Board expressed their disappointment that a PGI Homes representative did not attend. The Board wants to amicably resolve this matter; perhaps consider a compromise or even a waiver. Sherry Danko was directed to post a stop work order if a survey was not been provided and a temporary culvert was not installed by end of business Thursday.

3000 Hidden Valley: The owner submitted a request to install a pool. Woody Turner moved, and Clay Gates seconded to approve the request contingent upon the pool being installed at the rear of the house and meeting all County requirements. The motion carried.

Drainage:

Dunkley Area: Woody Turner reported that EPI obtained their license to work in Charlotte County. They will be starting work the next week. At no extra charge, EPI will haul extra dirt to the two affected owners. Some dirt will go to various low spots in the community.

Cypress Grove: Once completed with the Dunkley area, EPI will move to the Cypress Grove project. EPI will haul the extra dirt to the affected owner with the remainder going to the back ditch; here too at no extra cost.

C-6, C-5, and C-3: Regarding C-6, C-5, and C-3, Woody Turner stated that Ray Tippins is returning from vacation and will start soon. There will be available dirt. Based on the hourly rate of \$80 to transport the dirt and the driving distances between the homes and worksite, it was agreed that \$40 per load would be appropriate. A notice would be posted on the website and bulletin board.

Grounds:

Miscellaneous: Woody Turner reported he would be submitting receipts for reimbursement for bulbs and a light sensor.

Roadside Mowing: Woody Turner stated Liberty Land did a nice job on the roadsides, entry, 3 acre field and trash pickup. They have started the palm and oak trimming. He also met with Todd from Liberty to discuss sprucing up the front entry area. Based on a comment from the owners, Woody Turner will remind Liberty Land to yield to the horseback riders.

Roadside Spraying: Two bids for roadside spraying were presented: Liberty Land: \$450 per application and Aquatic Systems: \$1,107 semi-annually. After some discussion, Loren Cox moved, and Jeff Clark seconded to accept the Liberty Land bid. The motion carried 4 “yes” votes to 1 “no” vote (Karen Borrego).

Dead Oak Trees: A bid from Liberty Land was presented to remove and replace two dead oak trees. The proposed cost was \$870. After some discussion, it was agreed to table the matter.

Greenbelt: Woody Turner reported that he received a 6th proposal for the greenbelt mowing. It was submitted by Reynold’s Mowing. The cost would be \$2,100 per mow. Woody Turner checked with another HOA that uses Reynold’s services, and they were very satisfied. Woody Turner moved, and Karen Borrego seconded to hire Reynold’s, contingent upon providing proof of insurance and guaranteeing the price of \$2100 per mow for up to four mows. The motion carried unanimously.

Administrative:

Insurance: After some discussion on the costs of the renewal package and the merits of adding a zero employee workers compensation policy, Loren Cox moved, and Jeff Clark seconded to approve the \$4,613.50 for the renewal package and add a workers comp policy for \$712. The motion carried.

Non-agenda Items:

Wayne Onofri stated he and Sherry Danko would be performing a drive through inspection to evaluate violations. There was some discussion on the rollover of surplus funds being approved by the membership at the annual meeting and that it will be used for drainage projects.

It was noted that two yellow diamond shaped signs are missing on Water Oak.

It was stated that the flag pole project will be included in next year’s budget.

Next Meeting: The next regular meeting would be May 13, 2014 at 6:30 PM.

Adjournment: With no further business to come before the Board, Loren Cox moved, and Jeff Clark seconded to adjourn. The motion carried, and the meeting adjourned at 7:45 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary