

**Prairie Creek Park POA**  
**Board of Directors Meeting**  
**May 12, 2015**  
**Approved Minutes**

**Call to Order:** Wayne Onofri called the meeting to order at 6:35 PM at the Ridge Harbor Community Building.

**Establish a Quorum:** A quorum was established with the following present: Karen Borrego, Loren Cox, Wayne Onofri, and Woody Turner. Jeff Clark, Joe Gentry, and Clay Gates were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 12 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.

**Scrub Jay:** Wayne Onofri introduced Association attorney Edward Wotitzky. Ed Wotitzky gave an overview of what transpired to date touching on: 1300 acres to be purchased in the first three years, voluntary program, Prairie Creek Park has been targeted, explained terms of the proposed compensation agreement, risk in not reaching an agreement, special assessment clause, etc. Wayne Onofri added that 290 out of 300 lots have been designated scrub jay based on old soil samples. He added that 120 lots was mentioned but not confirmed. The County Real Estate Services Department can start buying property now outside of Prairie Creek Park. They will offer Fair Market Value. It was suggested contacting a legal assistance group who might be interested in taking on this challenge. There will be a County workshop on May 19<sup>th</sup> that owners may attend. Mention was made of presenting the proposed agreement, without dollar figures, to the County to see if they would agree to the other terms. How much to ask for has not been determined yet due to the complexity of the long term financial impact. Loren Cox suggested pursuing a contribution to ongoing infrastructure maintenance. Sherry Danko added the POA should be released from any future obligation in the event anything was to happen to the scrub jay lots. The Board thanked Ed Wotitzky for coming and speaking to the Board and owners.

**Approval of Minutes:** Loren Cox moved, and Karen Borrego seconded to approve the April 14, 2015 minutes. The motion carried unanimously.

**Treasurer's Report:**

**Financial Update:** Sherry Danko reported on behalf of Jeff Clark as follows: The following balances are as of April 30, 2015: \$57,415.77 in operating, \$31,648.41 in the money market surplus account, and \$20,588.08 in the CD. Accounts receivable are \$19,701.12. About 8 owners still owe for the new year. March disbursements totaled \$32,253.67 with payments to FP&L, Star, Liberty Land, Elrod Septic Services, Aquatic Systems, and Goldman, Tiseo & Sturges.

**New Construction & Additions:** No new submissions.

**15650 Prairie Creek Blvd:** Woody Turner noted the owner was asking for culvert sizes and elevations. Sherry Danko would send the culvert size and instruct them to contact Clay Gates two weeks prior to installation.

**Grounds:**

Woody Turned reported that both Reynolds and Liberty Land were in the community mowing their respective areas of responsibility. He cautioned owners about creeping indigo which could be potentially toxic to horses. Owners could Google it or contact Woody Turner for more information. Woody Turner continues to monitor the spraying results. Any decision on a change in vendors was postponed until June.

**Drainage:** Woody Turner stated the project was practically complete. Elrod was working on a punch list of remaining items. The Board would review and discuss the areas where dirt was spread on the greenbelts at the next meeting.

**Entry Gates:** As Joe Gentry was absent, the subject be tabled until the next meeting.

**Director and Owner Comments on Non-agenda Items:**

A request was made for a six week notice for the budget workshop. A date will be announced at the June meeting.

Wayne Onofri thanked the owners for attending and participating in the scrub jay discussion.

**Next Meeting:** The next meeting will be June 9, 2015.

**Adjournment:** With no further business to come before the Board, Loren Cox moved, and Woody Turner seconded, to adjourn. The motion carried, and the meeting adjourned at 8:03 PM.

*Sherry Danko*

Sherry Danko for Karen Borrego, Secretary