

**Prairie Creek Park POA
Board of Directors Meeting
September 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: Jeff Clark, Clay Gates, Joe Gentry, Wayne Onofri, and Woody Turner. Karen Borrego was absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management, Association Attorney Ernest Sturges, and 35 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.

Appointment of the 7th Director: Joe Gentry moved, and Woody Turner seconded to appoint Craig Jordan to fill the director vacancy. The motion carried unanimously.

County Commissioner Ken Doherty: Wayne Onofri introduced Commissioner Doherty who in turn introduced Tommy Scott and Tina Powell. Comm. Doherty provided an informative Power Point presentation which summarized the scrub jay conservation plan and discussed the fee schedule currently in place. 1300 acres must be purchased and designated as scrub jay habitat in the next 30 years. He noted the majority of the Commissioners agreed the current fee schedule owners have to pay for new construction is unreasonable. Comm. Doherty discussed the possible options. The level of change to the conservation easement plan dictates what level of approval would be required. The Board members and owners present had the opportunity to ask questions. Topics touched on included: process for designating lots as scrub jay habitat, fee schedule, impact on annual assessments, roads, and drainage if the County purchases property in the community, was the \$76,600 intended to be punitive?, currently no scrub jay activity going on in the area, etc. Wayne Onofri thanked Comm. Doherty for speaking to the membership and noted that the PCPPOA membership would prefer the Option 2-density based fees.

Approval of Minutes: Joe Gentry moved, and Jeff Clark seconded to approve the August 11, 2015 minutes. The motion carried unanimously

Treasurer's Report:

Financial Update: Jeff Clark reported as follows: The following balances are as of August 31, 2015: \$30,972.37 in operating, \$31,671.10 in the money market surplus account, and \$20,655.13 in the CD. Accounts receivable are \$16,834.95. About 4 owners still owe for 2015, and 6 owe for more than the current year. August disbursements totaled \$5,183.81 with payments to FP&L, Star, Liberty Land, Woody Turner reimbursement, Wotitzky Law Firm, Ridge Harbor Association, Charlotte Harbor Event Center, and Goldman, Tiseo & Sturges.

2016 Budget: Wayne Onofri reported the Board had a productive budget workshop in August. The Board discussed at length the proposed changes. The Board discussed inclusion of the gates in the budget. It was agreed to take a poll, perhaps at the annual meeting, to determine if the owners wanted the gates. The Board could always approve a special assessment for the gates. The Board agreed to consider the 2016 proposed budget with an annual assessment of \$550 at the October meeting.

Foreclosures: The Board agreed to hold off on any decisions regarding foreclosures until a future meeting. It was suggested Sherry Danko bring a brief summary of the details of each to be evaluated at the Board meetings.

Administrative:

Director Vacancy: Addressed earlier in the meeting.

Annual Meeting: Will discuss at the October meeting.

New Construction & Additions: None.

Mention was made on the request for an addition at 18150 Wild Pepper Court. Sherry Danko advised she was waiting on the paperwork regarding the carport from the owners. The owners had been notified.

Grounds:

Woody Turned reported Liberty mowed the front entrance in early September. Depending upon the rain, Reynolds would be mowing the greenbelts in mid-September. There had been some hog activity in the community.

Maintenance: Woody Turner advised the lock had been broken on the guard shack. He submitted a receipt for a new deadbolt. He also made mention of a tree needing to be removed on Water Oak.

Drainage: Clay Gates reported the Board would be moving forward with the next phase for the drainage work in 2016 based on the engineer's report and what was accomplished in 2015. The Board asked Sherry Danko to obtain a contract from Gulf Coast Aquatics to be signed at the next meeting.

Director and Owner Comments on Non-agenda Items:

It was suggested to get Fish and Wildlife to come speak at a meeting regarding the scrub jay issue. When asked if the Board has adopted a formal position on the scrub jay issue, Wayne Onofri responded the Board is waiting until they receive good information.

Next Meeting: The next meeting will be October 13, 2015.

Adjournment: With no further business to come before the Board, Jeff Clark moved, and Joe Gentry seconded, to adjourn. The motion carried, and the meeting adjourned at 8:25 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary