

**Prairie Creek Park POA**  
**Board of Directors Meeting**  
**June 11, 2013**  
**Approved Minutes**

**Call to Order:** Wayne Onofri called the meeting to order at 6:32 PM at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 17 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 of Allegiance.

**Approval of Minutes:** Jeff Clark moved, and Karen Borrego seconded to approve the May 14, 2013 minutes as distributed. The motion carried.

**Administrative:**

Document Committee Update: Discussion was tabled until next meeting as Chuck Hopper was absent.

**Treasurer's Report:** Sherry Danko gave a brief overview of the May 2013 financials as follows: The operating account balance is \$19,600.94. The Operating Surplus MM balance is \$37,713.11 with a \$20,107.01 CD. Accounts Receivable: \$22,222.95: 3 lots owe for the current year; 7 lots owe for more than 1 year, and 22 lots owe for interest and mailing costs only. Expenses for May totaled \$3,071.89 which included payments to: FP&L, Goldman, Tiseo & Sturges, Star, Andrew Murray Inc, Ridge Harbor Assoc., Steve Yell, and a reimbursement to Jeff Clark.

**New Construction:**

16301 Wildwood: Clay Gates presented the drawings and plans submitted by DM Dean Construction. The Board members reviewed. The drawings appeared to be in order. However, a landscape plan and the color scheme for the house were excluded. Star was directed to contact the builder to request the missing items so the Board may review for final approval.

**Deed Restrictions:**

Cows: In response to a recent complaint regarding cows, Wayne Onofri referred a mediation settlement allowing cows for one owner back in the 90s. (Copies of the main documents were e-mailed to all Board members.) This older agreement appears to be in conflict with the County Zoning requirements. Jeff Clark advised he contacted the County who indicated the Zoning regulations indicate what is allowed, not what is prohibited. Based on that, cows are not allowed. It was agreed Star would draft a letter to the County asking them to clarify what type of livestock is prohibited in the Park which is zoned Residential Estates.

ATVs and Horseback Riding: Woody Turner advised the Board that on multiple times, horseback riders from a house outside the community entered the Park unaccompanied by an owner. He advised the riders they must be accompanied by an owner. One time, the riders left, and other times they just rode off. In late May, Woody Turner saw an ATV riding on the common area which is also against POA policy. They were advised to leave and did so. They were also informed that this is private property. They were trespassing and if it continued the sheriff would be called. Some of the ATV riders were also the horseback riders. In light of the safety aspects and potential damage to the common property when wet, it was agreed that Star would send the people a letter of warning.

regarding Park policy on this. Karen Borrego would obtain the address. Owners who saw ATVs or unaccompanied riders were encouraged to contact the Sheriff's Office.

**Roads:** In response to an owner's comment regarding the need to spray the grass growing up through the black top, Jeff Clark agreed it needed to be done and was part of the Andrew Murray contract. Prior to performing the spraying, Roni Murray would notify the owner on Water Oak Court who needed prior notice and send a confirming e-mail to Star.

**Drainage:** Wayne Onofri reported he was impressed with how well the drainage system worked based on the extreme amounts of rain in a short period. The standing water drained away much quicker than in the past. Nonetheless many owners had concerns. Wayne Onofri stated a special drainage meeting to review the existing plans and discuss where current problems remained would be advisable. Clay Gates added that the main concept is to create storage for the rain water in the ditches and not in the roads. A special meeting was tentatively scheduled for June 25, 2013 at 6:30 PM. Once the meeting hall was confirmed available, a notice would be posted and put on the website. Owners who were unable to attend should send their questions and concerns to Star.

Regarding the Dunkley driveway repair, Sherry Danko reported she had a bid from Sunland Paving for \$1,000. A second contractor declined to bid at the last minute. She was asked to obtain two additional proposals including going back to the contractor who provided a more comprehensive bid to the Dunkley's. It was noted the Freeland's driveway was in need of attention due to a washout. The culvert pipe needs cleaning. It was suggested the culvert pipes, overall, be cleaned of debris bi-annually.

**Grounds:** Jeff Clark reported the greenbelt was mowed and looked good. The third right-of-way mowing was late due to the rain. The sprinkler head at the entrance was repaired. All owners were advised they may contact the County regarding mosquitoes. It was also noted that the orange grove side of Water Oak is mowed three times per year when the greenbelt is mowed. It was suggested that spraying be considered for this area. Owners who had concerns regarding grounds should contact Star or Jeff Clark.

**Other Board Comments:** None.

**Non-agenda Items:** None.

**Next Meeting:** July 9, 2013.

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 7:42 PM.

*Sherry Danko*

Sherry Danko for Karen Borrego, Secretary