

**Prairie Creek Park POA
Board of Directors Meeting
June 10, 2014
Approved Minutes**

Call to Order: Wayne Onofri called the meeting to order at 6:31 PM at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 4 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 was recited, led by Wayne Onofri.

Approval of Minutes: Jeff Clark moved, and Loren Cox seconded to approve the May 13, 2014 minutes as distributed. The motion carried. Jeff Clark moved, and Loren Cox seconded to approve the May 27, 2014 minutes as distributed. The motion carried.

Treasurer's Report: Jeff Clark reported on the following balances as of May 31, 2014: \$54,951.87 in operating, \$31,570.83 in the money market surplus account, and \$20,346.47 in the CD. Accounts receivable are \$29,174.44. 11 owners owe for 2014, 10 owners owe for a partial year, and 6 owners owe for more than one year. May disbursements totaled \$29,041.44 with payments to FP&L, Star, Liberty Land, Reynolds Mowing, Excavation Point, Turfs Up Hydroseed, Wotitzky Law Firm and three refunds. There was some discussion on bad debt and the allowance for doubtful accounts.

New Construction:

3661 Hidden Valley: The Board reviewed the letter submitted by the owners requesting an exemption of the 50 foot front setback requirement due to the two foot encroachment of the house into the setback. They also discussed the comments made by the Association attorney regarding the matter, including the recovery of any legal expenses incurred. The Board discussed their thoughts and opinions on requesting reimbursement of the legal fees versus considering them an expense of doing business as a POA. There was also discussion on changing the deed restrictions to provide for a larger front setback requirement. Loren Cox moved, and Clay Gates seconded to approve the exemption as requested and to include a statement requesting reimbursement of the legal fees incurred by the POA in this matter once the final figure was available, indicating this was discussed at the May 27th Board meeting which the owner attended. In addition, the letter should include a statement indicating the Board is looking forward to having them as new neighbors. The motion failed with 2 "yes" votes and 3 "no" votes (Jeff Clark, Wayne Onofri, and Woody Turner). Clay Gates moved, and Jeff Clark seconded to approve the exemption as requested with no statement about reimbursement of legal fees. The motion failed with 2 "yes" votes and 3 "no" votes (Loren Cox, Wayne Onofri, and Woody Turner). Loren Cox moved, and Wayne Onofri seconded to approve the exemption as requested and to include a statement requesting reimbursement of the legal fees incurred by the POA in this matter once the final figure was available, indicating this was discussed at the May 27th Board meeting which the owner attended. In addition, the letter should include a statement indicating the Board is looking forward to having them as new neighbors. The motion carried with 4 "yes" votes and 1 "no" vote (Jeff Clark). Sherry Danko would send a letter to the owners.

Drainage:

C-6, C-5, and C-3: Regarding C-6, C-5, and C-3, Woody Turner spoke about the delays on the project due to the scrub jay issue. He added that the contractor will be ready to begin after July 4th, weather permitting, on the allowable areas. Jeff Clark noted it may be possible to obtain a waiver. He will review the area with Woody Turner and advise if he will assist with the paperwork for the waiver process. Jeff Clark added the process could take a couple of months. Clay Gates suggested starting with C5 and then moving onto C3. Vegetation and about six inches of silt would be removed.

Grounds:

Roadside Mowing: There was considerable discussion on mowing the roadsides in halves —starting in one week and completing in the next week. Woody Turner advised this was provided for as an option in the contract. Upon conclusion of the discussion, Wayne Onofri stated the consensus of the Board and owners was to mow in the shorter timeframe of five days and not split between two weeks.

Front Entry: Woody Turner presented the proposal from Liberty Land to plant 40 Crotons, install mulch, and install landscape timbers for edging along the driveway at a cost of \$1365. There was discussion on a second row of landscape timbers to prevent the mulch from washing over. Bob Winfrey suggested a barrier at the rear to also prevent washout and added that he felt with new mulch, there would be no room for the extra plants. After some discussion, Loren Cox moved, and Clay Gates seconded to approve the installation of the mulch and up to two rows of landscape timbers, with a plastic barrier at the back near the fence to prevent washout at a cost not to exceed \$1000. The motion carried.

Greenbelts: Woody Turner announced the greenbelts would be mowed at the end of June, weather permitting.

Non-agenda Items:

Near the watermelon fields, trash is being thrown over onto Prairie Creek Park property. Sherry Danko would send a polite letter to Ryals Ranch.

Wayne Onofri stated it was time for the Board to start discussing the presentation of reserves for a membership vote at the annual meeting. Also—it will soon be time for budget preparation. Star would check out possible venues for the annual meeting.

Next Meeting: The next regular meeting would be July 8, 2014 at 6:30 PM.

Adjournment: With no further business to come before the Board, Loren Cox moved, and Clay Gates seconded to adjourn. The motion carried, and the meeting adjourned at 7:46 PM.

Sherry Danko

Sherry Danko for Karen Borrego, Secretary