

**Prairie Creek Park POA
Board of Directors Meeting
March 8, 2016
Approved Minutes**

Call to Order: The meeting was called to order at 6:33 PM at the Ridge Harbor Community Building.

Establish a Quorum: A quorum was established with the following present: Karen Borrego, Clay Gates, Rick Kilmer, Wayne Onofri, and Woody Turner. Joe Gentry and Craig Jordan were absent.

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and 13 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.

Projector: Wayne Onofri made some remarks regarding a purchase of a special projector and screen that would allow copies of maps, drawings, etc. to be projected on the screen and share with the audience. The cost was expected to be \$699-\$799.

Approval of Minutes: Rick Kilmer moved, and Clay Gates seconded to approve the February 9, 2016 minutes. The motion carried unanimously.

Collections: After some discussion, Woody Turner moved, and Rick Kilmer seconded to agree to a payment plan from one of the owners (B13L16). The motion carried. The general consensus was not to file a response to the lis pendens for B16L12. The Board also agreed to send the 45 day notice of lien to B12L10. The Board also had no objection or saw a conflict with Attorney David Oaks representing B08L6&7 due to a prior representation of the POA years ago.

Miscellaneous: The Board discussed the deplorable and potential dangerous condition of 16200 Wildwood Court. Rick Kilmer volunteered to contact the County.

Treasurer's Report: Rick Kilmer reported that the following balances as of February 29, 2016 are: \$124,349.53 in operating, \$31,702.70 in the money market surplus account, and \$20,789.14 in the CD. Accounts receivable are \$56,887.40. Current assessments owed are \$40,835. \$16,053 is owed for past years' assessments. Cash Disbursements for February totaled: \$5,078.55 which included payments to: FP&L, Star, Liberty Land, Lennart's Tree Service, and Reynolds Mowing.

New Construction & Additions:

17801 Prairie Creek Blvd: The owner submitted plans for an addition to the barn. Based on the plans and drawings submitted, Rick Kilmer moved, and Karen Borrego seconded to approve the request as presented. The motion carried unanimously.

18150 Wild Pepper Court: The Stout's requested a variance to just move the existing carport to a new location to just behind the front line of the house on the opposite side to where it currently is. Wayne Onofri referred them to the agreement they signed. Their request for a variance was not acceptable.

Variance Requests: Rick Kilmer provided the Board with a revised draft of the Variance Application. It included six criteria which must be met with identifying a hardship (not one created by the applicant) being the most important. Comments were made about adding photos, striking an application fee, and adding that the owners would be responsible for any required professional fees. The form would be approved at the next meeting.

Scrub Jay: Gifting/Selling: An owner discussed possibly gifting or selling a portion of his lot to the POA to bring it to a size which had a lower scrub jay cost to build. The Association attorney provided some comments and concerns, in advance of the meeting, about the ability of the POA to accept such a gift and the related approval. Issues. Rick Kilmer advised it may be best to be proactive and legally challenge the County. It was agreed that Rick Kilmer would contact Attorney Geri Waksler for possible legal representation in a challenge.

Grounds:

Woody Turned reported Liberty Landscape and he inspected the oaks for trimming. He recommended 25 be trimmed at a cost of approximately \$42 per tree. There was a second bid for \$100 per tree. Rick Kilmer moved, and Clay Gates seconded to approve the trimming of the 25 oaks at the cost of about \$1050. The motion carried unanimously. Woody Turner stated that Gulf Coast Aquatics sprayed for the Old World Fern. Woody Turner presented the renewal contracts for Liberty Land and Reynolds for 2016-17. Woody Turner moved, and Karen Borrego seconded to approve the renewal for Liberty Land. The motion carried unanimously. Woody Turner moved, and Rick Kilmer seconded to approve the renewal for Reynolds. The motion carried unanimously.

It was noted the insurance claim for the front entrance area is pending submission of a proposal to repair.

Woody Turner reported the trapper told him that hog traps were stolen. Owners were encouraged to contact the Sherriff's office if they see anything out of the ordinary.

Clay Gates stated he saw a 4-wheeler going on to the greenbelt. The Board discussed the problem of 4-wheelers on the common grounds. They will consider having the attorney write some language about the prohibition of this and include in a mailing to the membership, perhaps with the annual meeting mailing.

Drainage: Rick Kilmer and Woody Turner met with Best Bet Excavating regarding the drainage work. They discussed the clean out of some main ditches. The next step would be the roadside swales. Best Bet provided a bid for \$17,100 for a specified list of items. The Board discussed some additional necessary areas needing attention. After some discussion, review of the bid, and review of the map, Rick Kilmer moved, and Woody Turner seconded to approve up to \$25,000 for the drainage work. The motion carried unanimously.

It was agreed to obtain bids for the berm work along the roadsides.

Wayne Onofri and Rick Kilmer would research adding cameras at the front entrance.

Director and Owner Comments on Non-agenda Items:

Rick Kilmer noted he spoke with Mr. Henry regarding a potential land swap. He said Mr. Henry was receptive. Woody Turner suggested setting a game camera and move around from spot to spot. Wayne Onofri offered to loan one.

An owner thanked Woody Turner for his drainage work and made mention of recycled asphalt along the roadside edge and the grass..

Next Meeting: The next meeting will be on April 12, 2016.

Adjournment: With no further business to come before the Board, Woody Turner moved, and Clay Gates seconded, to adjourn. The motion carried, and the meeting adjourned at 9 PM.

Sherry Danko

Sherry Danko for Joe Gentry, Secretary