

**Prairie Creek Park POA  
Board of Directors Special Meeting  
February 12, 2013  
Approved Minutes**

**Call to Order:** The meeting was called to order at 6:31 PM, by President Chuck Kindle, at the Ridge Harbor Community Building.

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

Also in attendance were the following: Sherry Danko representing Star Hospitality Management and numerous PCPPOA members who signed the attendance sheet.

**Proof of Notice:** The meeting notice and agenda were distributed and posted in accordance with the Association Bylaws and FL Statute 720.

**Guest Speaker:** Officer Ken Hill (Community Policing Officer District 3), from the Charlotte County Sheriff's Office, gave a presentation of services available to Prairie Creek Park residents.

**Approval of Minutes:** The January 8, 2013 and February 5, 2013 minutes were unanimously approved.

**President's Report:** None.

**Treasurer's Report:**

2012 Compilation & Tax Return: Sherry Danko presented the following bids: Scott Joiner-\$1,600; Sam Summers-\$1,100-\$1,425; and Webb-Lorah-\$1,800. Chuck Kindle moved to engage one of the firms based on the highest votes received. Sam Summers was approved unanimously.

Late Letters: Chuck Kindle moved to send late letters immediately as a final reminder. The motion carried unanimously.

**Administrative:**

Year-end mailing: Sherry Danko raised the issue of sending a year-end mailing to all owners to include a 2012 year-end financial, owner directory, and a copy of the unapproved annual meeting minutes. Loren Cox moved to continue with the past policy and mail a partial year financial with the annual meeting packet. The motion was withdrawn. Chuck Kindle moved to make all financials available to any owner who asks by e-mail, regular mail, or at meetings. The motion carried unanimously.

Records Review Policy: By general consensus, the Board agreed to continue with the current policy whereby minutes and financials can be provided when requested. All other requests to review records must be submitted via a written request, certified mail, in accordance with the Statute.

Bylaws and Deed Restrictions Re-Write Committee: In response to owner comments at the annual meeting, a committee is being formed to address re-writing the Bylaws and Deed Restrictions. Chuck Kindle announced the following members: Jean Boyd, Chuck Hopper, Bob Tuck, and Rocky Telesco. Suggestions may be e-mailed to the committee. The committee will present their recommendations to the Board. The final draft will be review by the attorney before presenting to the membership for a vote.

**New Construction:**

17550 White Water Ct: Clay Gates advised the appropriate paperwork had been submitted. He further advised it was approved.

18150 Wild Pepper Ct: Clay Gates would follow up as no approval had been granted.

**P.O. Box:** Chuck Kindle moved to re-instate the PO Box. Loren Cox amended the motion to say that Star would check the PO Box regularly. The motion carried unanimously.

**Roads:** Chuck Kindle stated the reclamated process is premature to accept. Roads will be monitored this year and next. More money should be added to the road reserve.

**Grounds:** Chuck Kindle reported the guard shack door is hanging by one hinge. Jack Slear noted the gazebo needed some repair. Loren Cox moved to repair the guard shack and railings and dispose of the old tables. The motion carried unanimously.

**Drainage:** Repair work will be done behind Clay Gates house. Prices will be obtained on the washout.

**Next Meeting:** March 12, 2013.

**Legal Expenses:** Jeff Clark raised the issue of payment of the legal expenses presented by Glenn Siegel to the Recall Arbitrator. Loren Cox moved to obtain information on attorneys so the Board may select one to review this issue. The motion carried 4 “yes” votes to 1 “no” vote (Chuck Kindle).

**Adjournment:** With no further business to come before the Board, the meeting adjourned at 7:52 PM.

**Sherry Danko**

For Clay Gates, Secretary