AGENDA

Pledge of Allegiance

1. CALL MEETING TO ORDER & ROLL CALL – The meeting was called to order at 6:30 p.m. by President Jeremy Duncan. All board members were present along with Sharon Stokes, Manager.

2. ADOPT/ADJUST AGENDA: Jeremy said 5A would be moved to 6D (c) and 6D (c) would become 6D (g).

3. MINUTES OF MEETINGS: Regular meeting of May 16, 2013 and Special Meeting of June 6, 2013. Motion to adopt the minutes of the Regular meeting and the Special Meeting made by Bob Amell, seconded by Mary. Motion passed unanimously.

4. PUBLIC COMMENT ON AGENDA ITEMS (members are welcome to comment on any agenda item listed below) NONE

5. CONSIDERATION OF WRITTEN COMMUNICATIONS:
   A. Letter re: water intrusion – Mr. & Mrs. Geyer – 9 Aledo Ct.
   B. Request to screen in porch – 24 Andalusia Ct. – Stuart Traub & Nancy Mead
      Motion to approve made by Bob Amell, second by Bob Burton with Manager over sight. Motion passed unanimously.
   C. Ratify sale of 40 Santiago Ct. – Seasonal Residence
      Motion to ratify by Bob Burton, second by Mary. Motion passed unanimously.
   D. Approve sale of 13 Navarra Ct. – Investment for rental
      Motion to approve sale by Bob Burton, second by Bob Amell. Motion passed unanimously.

6. REPORTS:
   A. PRESIDENT’S REPORT: Jeremy stated this situation has come up during the dryer vent cleaning, owner’s need to understand we must have a key in the office for your unit. He added it is required by our documents and could be state law as well. He said if we need to get into a unit because of an emergency and we have to break the door down or call a locksmith the expense will be billed back to the owner.
   B. TREASURER’S REPORT: Bob Amell said we moved $119,000 from the Prosperity Reserve account to Vystar. Bob Burton asked if 18 Cristina had been settled and Sharon said the attorney is still working on it. Motion by Bob Amell to accept the Treasurer’s report, second by Mary. Motion passed unanimously.
   C. MANAGER’S REPORT: Sharon briefly went over the report. Motion to accept the Manager’s report by Bob Amell, second by Mary. Motion passed unanimously.
   D. COMMITTEE REPORTS
      a. Administration/Compliance Committee - Peggy Kelly gave an update of what the committee is working on.
         i. Approve Resolution re: Transfer fee for sales
Bill made a motion to amend the title of the Resolution and add the words “For Sales”, second by Bob Amell. Motion passed unanimously. After Bill summarized the Resolution there was a motion by Bob Burton to adopt the Resolution, second by Bob Amell. Motion passed unanimously.

2. Resolution re: Transfer fee for rentals update – Committee will be working on this.

b. Landscape Committee - Sally Cotterman gave an update of what projects the committee has and is working on and what has been completed.
   1. Castania entrance project update – addressed in Committee report
   2. Alcira pool project update – addressed in Committee report

c. Facilities/Maintenance Committee - Steve George said Tony, the Chair of the committee has been out of town but the committee has been very busy.
   1. Court signage update: Install date will be June 24th
   2. Concrete update – Jim Eckenrode said the forming for the concrete replacement is almost complete in the first 4 courts and concrete should be poured the first part of next week. Jeremy stated that Patrick cut some wiring for the lights in Tarragona Ct. and there have been some irrigation issues as well and would like the committee to talk to him about this. Jim said Patrick has talked to Jason Baker and they are working together. Bob Burton said there have been issues in the past because we don’t know everything that’s under the ground so let’s not be too hard on the contractor.
   3. Roofing update – Jim said he spoke to Steve Johnson and they are working on the first building in Navarra Ct. There was an issue with a 3rd person being on the roof that didn’t have a Workman’s Comp exemption so he was asked to leave by Mr. Johnson. They will also be addressing some other minor issues.
   4. Dryer duct cleaning update - Steve George said Superior Service is the contractor performing this service. So far 16 units have been inspected and cleaned and one or two committee members are with them while this is being done. He said it appears the vent lines have not been cleaned appropriately over the years. He added the vents should have dampers but some do not but they have screen over them that collect the lint. Jeremy said we are trying to be very systematic about what the problem is and fix it and part of the problem appears to be the cap on the roof which can only be replaced by a roofer. He said when Tony gets back they will meet with the Clerk of the Works and see what the long term solution is because if we have to clean the vents every year it will cost the Association $20,000. Steve said not only are they cleaning the vents but they are checking water lines and hot water heaters.
   5. Andalusia pool update – Jim Eckenrode said he went by on Tuesday and everything is going well and the tile is completed. Sharon said Leif told her the plaster is supposed to be delivered on Tuesday and they plan to plaster on Thursday and finish up some minor issues. Mary wanted to know if we use well water to fill the pool, Sharon said no, we use City water and she and Leif discussed getting a meter for a fire hydrant to fill the pool.
6. Water intrusion – Steve said we are in the process of trying to find a solution to these moisture issues. He said we had Adam Russo, a contractor and Bob Boerma, a retired architect look at some of these units and they have noted some issues they have seen and Tony will be brought up to speed on this when he returns.

7. Irrigation – Steve said the inspection on the irrigation system has been completed. He said there are a lot of repairs that need to be made and Jason Baker said the wiring is in deplorable condition. He added Jason Baker would like to meet with the F & M Committee to talk about a wireless upgrade.

d. Budget/Finance Committee - Jeremy said they met last night and came up with a very rough draft of the budget for 2014 and the next meeting will be Aug. 14, 2013 at 6:00 p.m. at the Riverview Club. Bob Burton asked for that draft be sent to all board members and Jeremy apologized to Bob saying he thought he had emailed it.

e. Communication Committee - Bob Amell said at the last meeting there was discussion about a letter that was published in The Buzz signed by anonymous. He added he is responsible for what goes in The Buzz and takes full responsibility. He added he knows the person who sent the letter and concurs with everything that was in the letter, which was about the pool rules being broken constantly. Bob Burton stated this was getting away from communication and Bob Amell said he wanted to read something from the letter that was published and Bob Burton was trying to determine who wrote the letter. Bob Amell stated the board voted against having a protocol for committees but at the last meeting the board established a protocol for the Communication Committee to submit all anonymous letters to the board for review before they are published and he said that is not going to happen. He said he would put his signature on everything if he has to so there is no question. Jeremy said he needed some clarification because 4 different subjects had been addressed and said, so the swimming pool rules are out of date. Jeremy asked whether people still need to wear a bathing cap when they have over 5 inches of hair and people need to shower before they enter the pool. He said what was good 20 years ago may not be good now so we need to look at the rules and revise them because our rules need to be reasonable. Jeremy said he would suggest giving this to the A/C Committee to either leave them the way they are or make suggested revisions to the board. He added once that is done then there can be discussion on how to enforce them because most of this is unenforceable. Bill said the Rules on the website were approved in 2011 so they supersede the Rules that were in effect in 1992. He said the A/C Committee should take the rules from 1992, 2011 and the state pool regulations and review them all and bring their findings back to the board. Bob Amell said he would like to have a Pool Membership Committee formed and that committee could write the rules. He said he approached the A/C Committee about this and they said they have a full plate. Jeremy asked the committee chair if they could have something by July 8th and they said yes. Jeremy said all residents can attend and the notice should reflect that this issue will be the primary discussion. Bob Burton again asked if the
people he mentioned earlier wrote the letter and Bob Amell said anonymous is anonymous so Bob Burton asked if Bob Amell wrote the letter and Bob Amell said he re-wrote the letter. Bob Amell asked that the protocol for anonymous letters be rescinded and Jeremy said the Resolution the board passed will stand until corrected so no anonymous letters will be in The Buzz until the board approves them.

f. Social Committee - Lorraine Ravers read her report. She stated the committee would like the board to approve the following activities: Nov. 6, 2013 – Volunteer Appreciation Dinner 6:00 p.m., Dec. 11, 2013 – Holiday Dinner 6:00 p.m., April 6, 2014 – Annual Picnic and on the first Tuesday of each month the committee would have a game night at 6:00 p.m. starting in September. All these events would be held at the Riverview Club. Motion to approve by Bob Amell, second by Bob Burton. Motion passed unanimously. Jeremy said the Board Members are serving the food at the Volunteer Appreciation Dinner.

7. UNFINISHED BUSINESS:
   A. Security system for office - Pending

8. NEW BUSINESS:
   A. Approve re-pipe at 37/38 Navarra Ct.
   B. Approve re-pipe at 9/10 Santiago Ct.
   C. Approve re-pipe at 35 Andalusia Ct.

Motion to approve all 3 re-pipes by Bob Burton, second by Mary. Motion passed unanimously.

9. BOARD OF DIRECTORS COMMENTS:
   A. Set time and date of next BOD meeting
   The next board meeting will be July 11, 2013 at 6:30 p.m. Jeremy said the bulk of that meeting will be to come up with three Management Companies.

10. PUBLIC COMMENT ON ANY TOPIC

11. ADJOURNMENT –
   Motion to adjourn at 7:45 p.m. by Bob Burton, second by Bob Amell. Motion passed unanimously.

Respectfully submitted,

Sharon K Stokes
Community Association Manager