

HOA Board Meeting Minutes; Tuesday, April 16, 2013

Present: All Board Members and Denise H with All In One

- March 2013 Meeting Minutes-Approved
- ARC Communications-Jim M
- Pool
 - Status of Splash on Pump Room
 - Status of other pool items
 - Pool lockup schedule
 - Sunday thru Thursday-unlocking at 8 am and locking at 10
 - Friday and Saturday, Monitors stay until 10 PM and are to lock the pool
 - Pool monitors will be set up before Splash in on-site and a meeting will be held before the pool opens so that rules can be discussed.
 - Ginny is going to check into pool deck surface material
 - May 10 Splash takes over pool bathroom cleaning, all hand towels and toilet paper is to be supplied by Splash, along with trash bills.
- Social Committee Information-Karen Grattafiori
 - 2013 Long Term Plans-On Calendar-The Schedule was sent to David Taylor to post to BF Bay, but it needs to be sent to Pam to post to the website.
- All-In-One Property Management
 - Financials-Current-
 - Covenant Revisions- Karen has not walked around the neighborhood to individuals that have not voted on the POA; Karen has list.
 - Files from old attorney-Michael Rome is having his staff pickup the files.
 - Outstanding lien rights and paperwork to bank on foreclosure-not follow process established for outstanding dues.
- Security
 - Status of Security-Discussion was held on having the security guard lock the pool gate, but they may not want the keys. It was discussed to have a security guard to start two weeks before school gets out, for two days per week for approximately 4 weeks, but budget is \$1,500. They should be in the neighborhood between 8:30 to 10:30 PM.
- Club House
 - Trim to be fixed along ceiling-in progress
 - TP to be provided with the clubhouse rental.
- Landscaping/Common Property
 - Status Report-going to start working on fire ant treatments.
 - Fencing top over by gates, so it will be complete in the next 10 days.
- Tennis
 - Crack evaluation due to roots-roots are gone
 - Out of neighborhood fees are \$25 per season, with a maximum payout of \$100 per person per year.
- New Business

- Exhaust Fan for the Pool Bathrooms
- Future project-tear the deck from the tennis pavilion and replace with Trex or comparable system. Ken to get budget pricing together.