

Phoebe Park Association Inc., Board Meeting Minutes

Wednesday, April 16, 2014 6:30 PM

Osprey Club, 5721 Osprey Ridge Dr., Lithia, FL 33547

Meeting was noticed 48 hours in advance by posting on signage board in the community's front entrance. All board members were present. The meeting was called to order at 6:31 PM by Ron Haase with Jan Nowakowski chairing the meeting under the supervision of the Board of Directors.

Meeting minutes of 12 and 31 March were accepted and approved as submitted.

The President stated the front gates were very sensitive. He recommended an inferred beam be installed for safety when the motors are replaced.

The Treasurer's report included the Operating Balance Sheet, Income Statement Summary, and Home Owner's Aging Report. These reports were reviewed and accepted as submitted.

Jan Nowakowski gave the management report in which it was stated the CDD has recorded the deed to the two small areas within Phoebe Park.

Quote for drainage repair was forwarded to the board. A discussion of drainage problems on the side of many Villas with emphasis on poor drainage was brought up. Possible solutions were entertained. The board will investigate this issue further.

Presently the board believed that the drainage problem in the South end of Phoebe Nest needs to take priority at this time. Three contractors submitted bids to finish the drainage project on Phoebe Nest but one withdrew. The contractor's bids were:

Roster--- \$33,275

Cypress --- \$30,370

The Treasurer stated that there was \$15,000.00 set aside for this purpose and an estimated \$15,000.00 reserved in another area of the books. Thus, the money was available. He also suggested the work be completed by Cypress. The President called for a motion. Abby Burkett complied and Bob Ormsby seconded the motion.

Jan Nowakowski responded to the President's question about the minimum time allowed for rentals was seven months. She further stated that until Vanguard Management received a proper contract, no one would be issued pool or gate keys.

Ellen Chambliss presented the Landscape report which stated that a meeting would be held on Thursday, 24 April 2014 with the Landscape Committee to discuss the three garden plans with the Earthscapes representative. The community concerns would also be discussed with the new Landscape Contractor, who asked for a copy of the garden plans to familiarize himself. At this meeting they would decide on when to begin landscaping between 15756 and 15758.

Abby Burkett asked when the slab would be replaced on Phoebe park Ave. Since this was a Verizon project, we would need to check with them.

Dawn Trattner asked if anything would be done to the drains and the skimmer hose which are serious trip hazards around the pool. Jan stated that they hired a new pool man to fix these problems.

Also a raft was left in the pool area and if it is not claimed within two weeks the President suggested, we could dispose of it.

Conrad West requested trees be pruned behind 15729 Phoebe park Ave. and Suzanne Tragesser requested a tree alongside of 15746 be pruned on the same street to prevent further roof damage.

Ron Haase motioned the meeting be adjourned and Todd Ziegler seconded. The meeting was adjourned at 7:35 PM.