

Phoebe Park Association Inc., Board Meeting Minutes

Tuesday June 10, 2014 6:30 PM

Phoebe Park Pool

Meeting was noticed 48 hours in advance by posting on signage board in the community's front entrance. This unexpected meeting was called by the representative of Vanguard Management to review the reserve account, approve pending landscaping projects, discuss front gate issues, and drip irrigation status.

Board members present were Ron Haase, Todd Ziegler, Bob Ormsby, and Suzanne Tragesser. The meeting was called to order at 6:30 PM by Jan Nowakowski, who chaired the meeting under the supervision of the Board of Directors. A quorum was present.

Todd Ziegler motioned the minutes of April 16, 2014 HOA meeting be accepted and approved as submitted. Bob Ormsby seconded the motion.

The President, Ron Haase, reported:

1. The President stated a meeting with CDD representatives took place to discuss whose responsibility the drainage problem along Dorman Road was and how they would handle the problem.
2. A walk through occurred on June 11, 2014 and it seems as though most of the on-street parking has subsided, but there a few violations, which will be ticketed if they continue to park on the street.
3. Drip irrigation project is moving along on schedule.
4. New fans were installed at the pool, thanks to Todd Ziegler and Ron Haase.
5. Ron Haase met with the engineers to discuss a proposal to add grates to one drain and rework the drainage area at the east end of Phoebe Nest Drive. He stated that a 10% hold on the payment

would be advisable until these projects are completed and accepted.

The Treasurer's report, dated June 4, 2014, included the Operating Balance Sheet, Income Statement Summary, and Home Owner's Aging Report. The outcome of the discussion regarding the \$783,000.00 in the reserved account was to reinvest some funds into stair-step CDs, leaving some funds in the Money Market for accessibility. Ron Haase so motioned and Suzanne Tragesser seconded the motion to reinvest the CDs and leave some money in the Money Market account. Todd Ziegler and Jan Nowakowski agreed to meet to discuss reinvestment process of these reserved funds.

Ellen Chambliss presented the Landscape report:

1. An invoice for trimming is for \$1100.
2. The cost to tear out the overgrowth in the model homes is \$1400.
3. Other projects still needed were cutting down the Oleanders around the pool. Cut vines from tree behind 5902 and trim the Magnolia between 5847 and the front door neighbor's villa.

Ron Haase made the motion to accomplish these projects and accept the contractor's proposal of a total of \$3500.

A quote of \$5,612.73 was received to replace the gate operator and install a safety beam. After discussion the reasonableness of this quote, considering what it cost to replace the previous motor, the board believed this quote to be fair and reasonable. Suzanne Tragesser motioned the board accept the quote of \$5,612.73 to replace the gate motor and install the safety beam. The motion was seconded by Bob Ormsby.

Bob Ormsby reported that three cats and one possum were caught. The cats were placed in new homes and the possum was relocated.

Jan Nowakowski reported she was still working to find a good pool man to fix the fountain and trip hazards.

Dawn Trattner asked that tables and chairs be cleaned for the 4th.

Ron Haase announced that Dawn Trattner has volunteered to be the Phoebe Park Web Master.

Suzanne Tragesser motioned the meeting be adjourned and Todd Ziegler seconded. The meeting was adjourned at 7:03 PM.