

**Phoebe Park Association
Board of Directors Meeting
June 17, 2015
Osprey Club – 6:30pm**

Call to Order:

The Meeting was called to order at 6:30 p.m. All of the board members were in attendance. Several homeowners were in the audience. Mike from our landscaping company was asked to be at the meeting. Bert Winfield of Vanguard was at the meeting and informed us that Jan Nowakowski will no longer be our Property Manager. Her replacement will be Jamie Bryan. Representatives of Phoebe Park Landscape and Social Committees were also present.

Meeting was properly advertised on our Phoebe Park message board and on the website prior to Wednesday's meeting.

The Minutes from the prior meeting was approved (motion by Winters and seconded by Ziegler).

Reports:

Revitalization Day/Work Day –2014 Mini Grant Update – Mini grant was successfully submitted to the County. A special thank you was given to our Landscaping Company for their cooperation and contribution to a successful addition of the bench. They took the time to dig the hole needed and to provide the ground plantings without expensing it to the HOA.

Social Committee – Memorial Day Pool Party – The Memorial Day Pool Party was attended by many homeowners. Planned activities for future events: July 4th Poolside – flyer and community board will provide details; Labor Day Poolside BBQ; Oct 2nd evening of Karoke from 7-11pm with appetizers and/or desserts; Oct 31st Community Halloween where the community will provide the candy at the poolside; Dec 13th Christmas Holiday Party. Homeowners are encouraged to host their own drinks on the drive.

Phoebe Park Newsletter – Special thanks to Joanne Montanaro, editor of the Quarterly Phoebe Park Press for getting the Newsletter out to the homeowners and her continued support in taking on this project.

Special Thank You – Dawn thanked Mike for their assistance with the Bench, plants, and irrigation issues. Aware of the treatment of fungus. Look forward to having the irrigation up and running. Fuse was replaced for the clock.

Landscaping concerns – Several homeowners addressed their landscaping concerns and noted by Mike. (Olivia – 5858 Phobenest, Jacqueline – 5920 Phobenest, Charlotte and Albert – 15728 Phobepark, Suzanne – 15746 Phobepark, Sal – 5821 Phobenest, Joyce – 5827 Phobenest, Tom - 15704 Phobepark, Ed – 5914 Phobenest, Richard – 5912 Phobenest and Canfield – 15738 Phobepark). There was a tremendous amount of discussion occurring about the homeowners' issues and concerns. It was necessary to reiterate to the homeowners that they should report their concerns on the Vanguard website by putting in a work order. The timing that the irrigation begins was provided – Phobenest is Sunday/Tuesday/Thursday at 7:30. Phobepark is Saturday/Monday/Wednesday. Each zone waters for 15 minutes per section. There are 39 zones

Financials:

The financials were briefly discussed by Todd Ziegler. A motion to approve the Treasurer's Report by Winters and seconded by Ormsby. Landscaping Report was given by Ellen and Charlotte. Under discussion was the long term planning for landscaping the area around the air condition units for each Villa. Review of the areas show that the plants are now ten to eleven years old. The long term plan would be up to five years and putting in something more practical. Many of the Wax Myrtles are diseased and overgrown. In the walk throughs that have been done, many issues have been overlooked. Charlotte discussed finding a design person to assist in the planning only because we have a landscape company. Brian Schatz in business for 36 years, certified met with Ellen and Charlotte. They were impressed with his meeting, review and recommendation. His fee is \$75 per hour. His information is free as well as his ideas. He discussed the drainage issues and all areas of concern that Ellen and Charlotte brought to his attention. The estimate was \$5,000. USF students were considered as they do this kind of work for free. Charlotte called Florida Extension Service to inquire about the students. Esterline Landscaping – recommended by Jan has been in the business for 16 years. Esterline sent a Sales Person who gave background of the company and has an established relationship with homebuilder D.R. Horton. He mentioned that a lot of his staff are USF graduates. They will waive their \$500 fee if we give them the entry into FishHawk – a way to get their foot into the door. Their expertise is mainly for new development landscaping. They gave references of developments they managed – Carolwood and WestChase. They also designed the landscaping at Tern Glade – townhomes at Publix. Ellen and Charlotte need someone that is extremely good, right fit for our development, knowledgeable. They need to continue to research who would be the best fit for Phoebe Park. They are confident that Brian Schatz was a good fit for our plans and designs. They are waiting for at least 2 plans from Brian and will have a better estimate of the costs for his work later in the week. Approval the first installment to improve the area is \$5,000. This amount was seen as reasonable and motioned by Ziegler and seconded by Winters and Ormsby. Next landscaping meeting scheduled for Tuesday, June 23rd 6:30 pm poolside.

Unfinished Business:

Attorney Update on the foreclosure property – Attempting to flip with an estoppel.

Violation concerns – The policy was explained and clarified as to the number of days that a homeowner has to repair – recommendation is for 45 days rather than 90 days. There will be two letters, than the Fining Committee will intervene. Rocky explained the process. Motion to approved by Gary Winters and seconded by Todd Ziegler.

Reserve Study - \$2,700 was paid back on 9/14/12. Recommendation that September 2015 we get an updated on our Reserve Study. This will be just prior to 2017 when a major repair for roofs will begin.

Spillway/ fountain repairs – Quotes and Status – Quotes still not received. The repair is considered a small job. Todd Ziegler stated that it is his understanding that the repair can be fixed for under \$100. Will go ahead with repair since it is under \$1,000 and we have a budget for pool repairs.

Front door issue – This has been resolved.

Trespass Document for HCSO – Was updated and submitted to the HCSO.

Feral Cats and Raccoons – The traps have been empty. Robert Ormsby stated that he still sees the feral cats and raccoons. The traps will be reset and put in another location to see if they are affective in trapping them.

Gate Remotes – 15 gate remotes have been obtained and are in the Vanguard office located in Brandon. Request for gate remote is to be prepared and sent to the office along with a check for \$45.00.

New Owner Documents and Notification – The document was provided in a packet by Bert and given to the Board. Owners must notify the HOA and/or Management Company. The Documentation requires a renter to notify not only Phoebe Park but FishHawk as well so that they will have the leasing paperwork and details on file.

Deeded Property – 15763 PhoebePark at exit gate deeded from FishHawk to Phoebe Park at a price quote of \$700. This is the area within, while outside the fence will still be deeded to FishHawk. Plantings was approved and agreed by the resident of that property. Approval by Ziegler and seconded by Ormsby.

New Business:

2014 Tax Return – The tax return for the year 2014 was submitted for filing.

Sister Community – It was noted that the Heron Park Villas are undergoing their roof replacements and the re-coating of their roads within the development.

Upcoming Hillsborough County Board Certification Class – The Neighborhood Relations will be holding a class on June 18th at 6:30pm at The Regent – 6437 Watson Road. Margaretta, Dawn and Bob are planning to attend the certification class.

Public Meeting – A public meeting will be held to discuss the new fire station that will be for the FishHawk Litha and Riverview communities.

Adjournment:

Meeting was adjourned at 8:05pm.

Next meeting is scheduled for September 9, 2015 at 6:30 p.m. at the Osprey Club.

Audience Discussion:

Homeowner Jacqueline discussed the letter she received from the Management Company with reference to the repair of the pool life ring and ball float. The amount given to the homeowner to pay is not affordable for her.

Vultures and Buzzards landing on rooftops of some homeowners were discussed. Laws against harming them or getting rid of them. They are a protected species.

Respectfully Submitted,
Margaretta Delgado
Secretary