

**Phoebe Park Association
Board of Directors Meeting
November 05, 2015
Phoebe Park Pool – 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. Jamie Bryan of Vanguard was at the meeting. Jaime informed the Board that she is pregnant and her due date is in February 2016. She plans on working to February. Burt and Patty will take over the portion of her duties while she is on FMLA.

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

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

Prior to Dawn's President's Report, Chad Madrid from PLS met with the Board to discuss his estimate on sealing the roads within the Phoebe Park community. Based on his opinion and in agreement with the Board, we are going to defer sealing.

Reports:

Landscape Committee Report – The area inside the front gate was completed. Thanks go to all of the homeowners who participated. Ellen Chambliss is still waiting to hear from Schatz.

Social Committee announces Karaoke Evening – The Halloween event was well attended and lots of fun. The children and grownups had a great time. The next social event is taking place on Sunday, December 13th from 4pm to 7:30. Three homes will be participating in the Open House Holiday event.

Treasurer – Todd provided his report on the monthly/yearly budget informing the Board that the financials are in great shape. The 2015 budget was \$17,000 better than the estimate of \$942,000 coming in at \$959,000. A motion to approve the recommendations was presented by Ziegler and seconded by Winters. Todd also informed us that the BB&T CD is going to be rolled over (A motion to made to roll over the CD for 11 months by Ziegler and seconded by Winters.)

Committee Reports – There was nothing to report from the Fine or ARC Committees.

Manager's Report – Jamie provided her report about the financials, the Aging Report and irrigation repairs. There are 16 open violations, most of which are pressure washing issues.

Financials:

With reference to the 2016 Budget, the assessment fee for the upcoming year will remain the same at \$205.00 per month. A motion to approve the 2016 Budget and assessment fee was presented by Ziegler. (The motion to approve was made by Winters and Ormsby seconded the motion.)

Unfinished Business:

Landscape Concerns -- Irrigation problems continue to an issue. New mulch will be added to the community during the week of November 16th. The mulch will not be blown onto the property but spread throughout the landscaping using good judgment not to have it lay too thick. We continually are displeased with the service being provided by the landscaping company. We communicated to Jeff our concerns several months ago and nothing has been done to improve and/or correct the issues. We may have to go with the 30-day notice to cease using them. It was suggested that perhaps we should go back to using All American in the upcoming year. Jamie will be speaking with Jeff about our concerns once again informing them that they have one month to improve.

Attorney Update – Nothing to report.

Pool Furniture – The new pool furniture has been purchased from National Outdoor Furniture. The tables are remaining. It was suggested that the existing furniture in good condition can be provided to Goodwill, scrapped for sold. The chairs would be \$5.00 and the lounges would be \$10.00 each. There new furniture will be here in two to three weeks. It was suggested that we advertise in the Phoebe Park Facebook page what the general consensus would be to rid us of the old patio furniture.

Keys for the Front Gate – The front gate box has been locked. One key was given to Ellen and the other key was kept by Dawn. Whenever the repairmen come to fix the gate, one of the owners of the key will have to open up the box for the repairmen.

Sealing Bids – The sealing will not be done. The Board has agreed to not proceed with it because we waited too long to put on the first sealing. Based on the Reserve Study recommendation, we may want to wait four or five years to consider doing the roads within the community.

Road Depression – It was discovered that the water table was way above where it needs to be. Company is requesting \$4,800 additional dollars to take water out of the hole. With reference to the CDD/Manager/Attorney/Engineer, the CDD is not cooperating. A request to approve the payment of the \$4,800 was made by Ormsby and seconded by Ziegler.

New Business:

Nominating Committee – Gary Winters from the Board, Rocky and Bob Garrett will be on the nominating committee for the new elections occurring in March 2016. A motion to approve the Nominating Committee was made by Ormsby and seconded by Ziegler.

Invoices Unable to be Released – Todd told Jamie that there are two invoices in the queue that he cannot release. He believes that these invoices are old ones and are stuck in the queue. Jamie will be requesting assistance from the office to investigate and correct the problem.

Adjournment:

Meeting was adjourned at 7:15pm by Ormsby and seconded by Winters.

Audience Discussion:

Additional complaints about previous notification to the landscaping company on issues still have not been addressed. Again this was the major complaints from the homeowners who attended the Board meeting.

Power washing by a 15 year old. The Board cannot recommend this to the homeowners; however, they can opt to have anyone they want to power wash.

Request for non-emergency number. The homeowner was informed that the information is currently on the front board. In addition the homeowner was informed about the Citizens Patrol throughout the CDD properties.

Request for surveillance cameras for the front gate. Homeowner informed that the front gate would have to be connected to the internet, a DVR or monitoring system would be required. This opens up to a whole lot of questions like how long to keep the camera fee. After two weeks what is done with the feed? Some properties would want to copy onto a disk. Who would be responsible to copy onto a disk and where would the disks be maintained?

For the good of the community, the email newsletter was discussed.

Respectfully Submitted,
Margaretta Delgado
Secretary