

**Phoebe Park Association  
Board of Directors Meeting  
March 09, 2016  
Osprey Club – 6:30pm**

**Call to Order:**

- The Meeting was called to order at 7 p.m. after the Annual Meeting was over. All of the with the exception of Bob Ormsby were in attendance. Several homeowners were in the audience. Patty of Vanguard was at the meeting filling in on behalf of our Property Manager Jamie who is still on maternity leave. 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.
- All of the board members from the prior year continue to be on this year's board. Todd Ziegler nominated Dawn Trattner to remain President for the upcoming year.

**Business:**

- **Year in review:** Dawn commented and reviewed the year. A photo album created by Dawn was shown to the participants of the meeting. Ellen Chambliss also took this opportunity to discuss the Landscaping meeting. She interjected that all homeowners should participate in what is being done within the community landscaping.
- **Report on Sand Hill roofing job:** Dawn said that the initial phase of the roofing job in Sand Hall was completed. The company did such a wonderful job that in appreciation a thank you lunch for the company employees was given. The second phase of the roofing job will be done at a later date.
- **Upgrading current website:** The new Webmaster is Kevin McIntosh at Castaway Web Design, who is taking over from Delaney. He has recommended that we consider upgrading our website to be app friendly for cell phone/tablet usage. This recommendation was tabled for a later date discussion.
- **Removal of Wax Myrtles:** The removal of wax myrtles that were diseased or not growing was accomplished. Stumps must be removed and sod to be put over the area. At the prior board meeting it was approved that the quote was \$125/\$175. Avoidance of putting trees back between houses that are too close together is the goal.
- **Architect Shingles:** A resident said thank you for clarifying the type of shingles that was mentioned in the Reserve Study. Clarify proposal for stripping is too high. Entire quotation is \$880. Motion to approve by Todd Ziegler and seconded by Gary Winters.

**Financials:**

- The financials were briefly discussed by Todd Ziegler. He stated that they are in fantastic shape. Reserve is at \$1.1MM - \$99,000 better than what the reserve study requested our amount to be.

**Unfinished Business:**

- **Social Committee:** The Pasta Pasta Pasta event is scheduled to occur this week. Attendees should inform committee member what they will bring in order to avoid duplication of some items or the absence of other food items. In April a Scavenger Hunt is being planned. The

Committee would like the board to consider a budget for the Social Committee. The budget would be for prizes and items needed for the event. Patty from Vanguard suggested that a line item be added to the financials/budget. The next Drinks on the Drive will be at 5851 Phoenest from 5-7pm on March 17<sup>th</sup>.

- **Sidewalk Parking:** Many homeowners are complaining about the parking on sidewalks and street parking at night. There are three or four car owners who are repeat offenders. Patty mentioned that a towing company would be a solution to the problem. The board can write up a towing policy. It was suggested that the next newsletter should mention about the parking violations. It was noted that the offenders are leasing homes. Regardless the owner of the Villa needs to communicate with their renters that no parking on the streets/sidewalks is allowed. Patty will pull a Vanguard report that informs the board of the homes being leased versus the owner occupied Villas.
- **Walk Thru:** It was reiterated that the walk thru be a complete walk thru both the front, back and sides of the Villas.
- **Violation Policy:** The Violation policy was discussed. A picture should be sent to Vanguard in order to follow through on submitting to the Fine Committee to meet to discuss the amount of the violation and the number of days.

#### **Adjournment:**

- Meeting was adjourned at 7:52pm. Motion to adjourn was presented by Gary Winters and seconded by Todd Ziegler.
- Next meeting is scheduled for May 18, 2016 at 6:30 p.m. at the Osprey Club.

Respectfully Submitted,  
Margaretta Delgado  
Secretary