

**Phoebe Park Association
Board of Directors Meeting
May 25, 2016
Osprey Club – 6:30pm**

Call to Order:

- The Meeting was called to order at 6:30 p.m. The entire board was in attendance. Several homeowners were in the audience. Welcome back Jamie Bryan of Vanguard who was at the meeting, returning from 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.
- The Minutes from the prior meetings were approved. The meeting held in January 2016 was approved by Margaretta Delgado and seconded by Todd Ziegler. The meeting held in March 2016 was approved by Gary Winters and seconded by Robert Ormsby.

Reports:

- Jamie provided her written report as well as details on the proposals and bids within the report. The President's Report was given by Dawn Trattner.
- Todd discussed the Treasurer's Report. He stated that as of April 2016 financials were great and that there was only one homeowner in arrears by one month with the HOA assessment.
- The Social Committee provided their report on the successful Mother's Day Tea. They also talked about the upcoming Memorial Day Pool Gathering as well as the Men's celebration luncheon.
- The Landscape Committee Report was given and is listed under Unfinished Business. Replacement of the Wax Myrtle for three homes that requested replacement was authorized by Todd and seconded by Robert. Replacement with Boxwood for the address 15710 has been approved. Approval to Schatz to provide his expertise not to exceed two hours at \$75 per hour was agreed to.

Unfinished Business:

- **Landscaping Concerns:** Several members of the Landscape Committee provided updates on the irrigation and drainage issues as well as recommendations on the landscaping of Phoebe Park. Of most utmost concern is the failure of our landscaping company to fulfill their duties. They have continually said they would take care of outstanding issues but have not. Some details of the lack of service were expressed by several members of the Landscaping Committee and homeowners in the audience. A walkthrough of another FishHawk Community resulted in obtaining information on which landscaping company they are using. Jaime has been asked to obtain bids from that particular landscaping company as well as another one as we will go forward with replacing our existing landscaping company.
- **Stripping of the Parking Lot:** The stripping of the parking lot was accomplished.
- **Replacement of Lights:** The lights at the pool area and front message board were replaced.

New Business:

- **Authority Matrix:** Dawn went through the Authority Matrix. The Board was in agreement with the Matrix with the exception of the section pertaining to violations. The wording of the

second paragraph was recommended. The Matrix was approved by Gary and seconded by Todd.

- **Drinking Fountain Proposal:** The work order on the pool water fountain was approved by Gary and seconded by Todd.
- **Roof Study Request:** A proposal on the roof study has been conducted where the dates of roof replacement have been revised. Todd discussed the reserve study financials based on an inflation rate of 3.2% that is built into the model. He has provided to the board, the roof replacement schedule to potentially be started sooner than what the Reserve Study has recommended.
- **Rain Sensor Proposal:** After discussion about the current landscaping concerns, this proposal has been tabled for discussion at a future meeting.
- **Landscaping Committee Authorization:** A move to invite and advise the feasibility of their services (research only) has been approved by Todd and seconded by Robert. After review of the ARC committees of Phoebe Park and FishHawk, the new plantings to be used as referred in the templates shown to the board has been approved by Gary and seconded by Todd.
- **2016 Neighborhood Conference:** The date for this year's conference is July 23, 2016 and will be at the Sheraton Tampa East Hotel from 8:00am to 2:30. Several board members will be out of town during this timeframe.

Adjournment:

- Meeting was adjourned at 8:10pm. Motion to adjourn was presented by Todd and seconded by Robert.
- Next meeting is scheduled for August 17, 2016 at 6:30 p.m. at the Osprey Club.

Respectfully Submitted,
Margaretta Delgado
Secretary