

**Phoebe Park Association
Board of Directors Meeting
August 24, 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. Jamie Bryan of Vanguard was at the meeting. Representatives of Phoebe Park Landscape and Social Committees were also present.
- Milo from Duval Landscaping was in attendance to briefly introduce himself, drop off a brochure as well as provided some information about his company.
- 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 with one change made from the draft copy. It was approved by Gary Winters and seconded by Todd Ziegler.

Reports:

- The President's Report was given by Dawn Trattner.
- Jamie provided her written report about pending work orders as well as the property review and violations. In addition, the Back Flow Device did not pass annual inspection. There is a \$295.00 estimate from Olin Plumbing approved for payment to resolve the issue and pass inspection.
- Jamie was notified by the Board of our intent to discontinue services with our current Landscaping Company. She will send them a letter giving them the required 30 day notice of our intent to discontinue our contract with them effective October 1, 2016.
- The Landscaping Committee in conjunction with the Board recommended a motion to accept Duval as landscaping provider. It was approved by Todd Ziegler and seconded by Gary Winters.
- Todd discussed the Treasurer's Report. With respect to a homeowner that is being fined, Gary provided details as to why the Board should not favor the homeowner's request to remove all fines being assessed.
- The Social Committee talked about the upcoming Labor Day Pool Gathering as well as Halloween Trick or Treat at the pool again this year.
- The Landscape Committee Report updated the Board on the drainage issues. It was agreed that we would hold off on any other requests e.g. tree trimming until the new landscaping company was in place.
- A request to welcome the new homeowner that purchased Rita and Bud's Vila by the Welcoming Committee was made by the Board.

Unfinished Business:

- **Landscaping Concerns:** Crepe Myrtles have been taken care of. Palm tree needing replacement was done. We are holding off on the tree trimming until the new landscaping company is on board. The Board was asked if they would like the homeowner to do their own tree trimming and/or thinning out of the trees. A separate proposal about this subject matter will be forthcoming.
- **Parking on the Street and Sidewalk:** Sidewalk parking is getting better but there are two tenants who still maintain large trucks with trailers on Phoebenest.

- **Pool Drinking Water Fountain:** Drinking fountain has been fixed.
- **Leaky Roofs:** Dawn provided a copy of Page 907 Article II Section 13 Maintenance of Roofs. Under section (b) Responsibility of the Owner to replace and pay for leaking roofs. The Board maintains that replacement of the roof will not begin earlier than the dates provided by the Reserve Study. A question came up about postponing the painting of the exterior Villas and moving up the date for the roof replacement.
- **Rain Sensor:** This is being put on hold because Milo recommended we not go that route with the rain sensor.

New Business:

- **5920-5922 Vilas:** The homeowners of 5920 and 5922 Phoebenest attended the meeting to discuss a current issue that has come up with their roofs. These homeowners have documented that their roofs are leaking and that the Roofing Company has assessed that they need a completely new roof as the current issue that the homeowners are facing cannot be repaired. The issue at hand was explained by one of the homeowners and verified by the other. A contractor needs to come out to validate what the homeowners have stated. Jaime is to be kept informed on the outcome of the additional review of this issue of poor workmanship and structural defect. The Board agreed that this was a unique issue going on with these Vilas. The Board's attorney will have to be notified of this issue and provide advice as to what the outcome will be for the homeowners and where do they stand on the resolution.
- **Street Lighting:** The board was notified by the CDD that the HOA has to pay for the street lighting within our development. Todd counted 24 lights behind our gates. An estimate of \$28 a month by Teeco for the lighting will be an assessment of a \$7.00 increase to each homeowner for the upcoming Budget.
- **Pool Bathroom Doors Repair:** Todd has asked the Board to consider repainting the pool doors to the bathrooms. In addition, replacement of the door handles and keys. Motion to do so was

Adjournment:

- Meeting was adjourned at 7:58pm. Motion to adjourn was approved by Gary Winters and seconded by Margaretta Delgado.

Respectfully Submitted,
Margaretta Delgado
Secretary