

**Phoebe Park Association
Board of Directors Meeting
October 19, 2016
Osprey Club – 6:30pm**

Call to Order:

- At 6:30 and the Social Committee laid out the remaining events planned for 2016 and the events planned for 2017. The remaining 2016 events are: Drinks on the Drive, Halloween at the gate, November 12th honoring the veterans and in December on the 4th the Travelling Chrimsas party.
- Events for 2017 are: January - Soup a Bowl, February - Valentine, March - Irish food, April - Scavenger party, May - Tea Party, June - Men's Social, July - Pool party, August - a mystery, September - Labor Day Pool party, October - Halloween at the Gate, November - Veterans Day celebration and December - Travelling Christmas party.
- Steve Von Essel from Duval Landscaping was in attendance to briefly introduce himself and give an overview of what has Duval has accomplished since they began the landscaping contract. (Trimmed trees, sprayed the weeds and the Oleanders at the pool.) They will be doing the quarterly hedge trimming next weekend and in the upcoming weeks, fertilizing the grass. He mentioned that the micro lines need to be replaced..
- For the landscaping company being on the job for only three weeks, they are doing a great job. Steve mentioned that their management team wears the orange shirts while the crew members were the yellow shirts.
- Irrigation micro lines need to be replaced. There is one remaining major main line break which replacement of some micro lines. Steve said once these items have been taken care of that Phoebe Park has a lot of potential.
- The Meeting was called to order at 6:49 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.
- 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 by Gary Winters and seconded by Todd Ziegler.

Reports:

- The President's Report was given by Dawn Trattner. She thanked Todd for painting the fence. She brought to our attention that the CDD 3 has two slots available. Handouts about the Recycling Program was handed out. It has been brought to the attention by our waste management company that a better job could be done toward recycling properly. If you are not sure if an item is recyclable, then put it in the green garbage can and waste management will separate between garbage and recycling.
- Jamie provided her written report about pending work orders as well as the property review and violations. There are three properties that have not been resolved and the Fince Committee should get involved for further action. In addition, she confirmed that the deadbolt was taken off in the pool bathrooms, hole in the Men's room was fixed and the Oleanders were sprayed. The glass on the front message board has been replaced.
- Todd discussed the Treasurer's Report. Our total asset is \$1.114MM. For 2016 we are \$50,000 financially better and in great shape. The preliminary budget for 2017 has been presented and there will be a raise by \$10.00 making the 2017 HOA assesement to \$215 per month. The \$10.00 raise was suggested to cover the initiation of Phoebe Park to pay for our lighting within the gate as the CCD will no longer pick up the tab. The motion to approve the 2017 was presented by Bob Ormsby and seconded by Gary Winters.
- Notification and coupon books to be mailed to homeowners by Jamie.

Unfinished Business:

- **Landscaping:** Sue Melita commented on the landscaping walkthrough. She was very pleased with Steve. The magnolias have been trimmed. The budget has \$24,000 allocated for tree trimming. The quote from Duval was \$17,000. A motion to approve was presented by Todd Ziegler and seconded by Bob Ormsby.
- **Parking on the Street and Sidewalk:** The two large trucks on Phoebe Drive continue to block the driveways and street. Overnight parking is not allowed but tenants still do it. There was discussion of a committee to be formed to see what would be the best route to take – using stickers, signs or towing automobiles away. Volunteers were named to set up this committee as follows: Ron Haus as Chairperson, Gary Winters and Ross. Todd Ziegler motioned to approve and seconded by Bob Ormsby.
- **Nominating Committee:** The same people who ran the nominating committee will do so for this year too. The motion to approve was made by Bob Ormsby and seconded by Todd Zierler.
- **Roof Study Committee:** It was recommended to appoint Todd Ziegler, Bob Ormsby, Adrian Montanaro and Howard Hanson to a committee being set up for researching specifications and designs along with obtaining names of available companies willing to bid and consider timing and process for roof replacement. The committee would then report their findings and recommendations to the board members. Motion approved by Gary Winters and seconded by Margaretta Delgado.
- **Leaky Roofs:** Jaime presented some of the items pointed out by our attorney with regards to the leaking roofs. It has been reiterated that it is the homeowners responsibility to replace leaking roofs.
- **Vanguard:** Dawn has again requested that all homeowners contact Jaime at Vanguard to report any issues. It is not productive to stop the landscaping employees and discuss pending issues. It takes away from the workers being productive and if all 118 homeowners stopped to talk with workers for 5 minutes each, Duval will never be successful in landscaping our property. In addition, the board members should not be contacted directly – please go through Vanguard Management.
- **Giant Tree Blocking Backyard:** The tree in the back yard remains an issue and the homeowner will be asked to consider various options for the removal. Jaimie will contact the homeowner directly.

New Business:

- **Pool Bathroom Doors:** For the good of the community, can the restroom doors have a kick plate added to them because the doors are rotting on the bottom. It would be cheaper to add the kick plates, then to replace the entire door.
- **Wall turning black:** Jaime to call Grime Busters so they can clean the common area wall which has turned black.

Flag Pole at Pool Area: One of the homeowner's in the audience asked if we could get a flag holder for the pool area.

Adjournment:

- Meeting was adjourned at 7:42pm. Motion to adjourn was approved by Gary Winters and seconded by Todd Ziegler.

Respectfully Submitted,
Margaretta Delgado

Secretary