

**Phoebe Park Association**  
**Wednesday, October 24, 2018**  
**Osprey Club – 6:30PM**

**Call to order:**

- The meeting was called to order at 6:30pm. The meeting was properly noted on the bulletin board and on the community website. Quorum was confirmed and board members, Dawn Trattner, Ellen Chambliss Todd Ziegler, Gary Winters, and Susan Melita were introduced to the audience.
- Bonita Vandall was present.
- Jason, the branch manager for Capital Land Management and Blake, the project manager, presented the projects that they are proposing to the board to improve our irrigation and drainage issues. The details are listed in the two proposals that will be voted on later in the meeting.

**Reports:**

- The President's Report was given by Dawn Trattner. She thanked the members of the board, who have given their time to address the needs of the community.
- Secretary's report: The minutes from the August 15, 2018 meeting were posted prior to this meeting on the community website and a motion to approve was made by Gary Winters. It was seconded by Ellen Chambliss and the motion was approved. The minutes for the September 24, 2018 meeting were posted prior to this meeting on the community website and a motion to approve was made by Gary Winters. It was seconded by Ellen Chambliss and the motion was approved.
- Treasurer's Report was given by Todd Ziegler. A motion was made to write off a \$3.55 assessment balance by Ellen Chambliss, seconded by Gary Winters and passed.
- Manager's Report: Bonita gave her management report.
- Landscape Committee: Nothing to report
- Fine committee: Nothing to report.
- ARC committee: There were oak tree removals that were submitted for approval.
- Social committee: Barbara Ziegler reported that our Halloween Evening Gathering will be in the pool parking lot at 6:00PM.

**Unfinished Business:**

- **Attorney Actions:**  
Our attorney settled the dispute with Duval Landscaping and a final payment was made.
- A motion was made by Todd Ziegler to approve Capitals proposal to clean out, along the concrete wall, behind the homes located on the south side of Phoebe nest from 5820-5836. The cost of \$ 3015.00 would include 17 CY of White Line Drainage Rock along the wall with a border also around the catch basins. It was seconded by Ellen Chambliss and passed.
- A motion was made by Todd Ziegler to approve the Option A proposal of \$29,920 by Capital to install a Hunter Acc2 clock, replace all 102 HIT decoders with Hunter Decoders and new Hunter Gel Capsules with a 5 year warrantee on all parts. It would also include a surge protector, and covers for the decoders and irrigation boxes that are missing or broken. The motion was seconded by Gary Winters and was passed.
- A motion was made by Gary Winters to approve replacing 3 Palm Trees by Earthscapes for a total of \$800.00. It was seconded by Susan Melita and passed.

**New Business**

- A motion was made by Susan Melita and to approve the 2019 budget that would increase our month assessments to \$235.00. This would allow for the increase in lawn services and increasing the reserve fund. It was seconded by Ellen Chambliss and approved. Copies will be sent to all homeowners.
- A motion was made by Ellen Chambliss to establish Joyce Winters and Nancy Husing as our new welcoming committee. It was seconded by Gary Winters and approved.
- Residents were in attendance and provided helpful comments.

**Adjournment:**

- Meeting was adjourned at 8:05pm.

Respectfully Submitted,

*Susan Melita*

Secretary