

Phoebe Park Association
Wednesday, July 10, 2019
Osprey Club – 6:30pm

Call to order: The meeting was called to order at 6:29 PM by President, Ellen Chambliss. Board Members present were Ellen Chambliss, Gregg Wyckoff, Todd Ziegler and Gary Winters. Board member Susan Melita was not present.

Confirmation that meeting notice was posted: Ms. Chambliss reported the notice of meeting was posted online, on the information board and on facebook.

Introduction of Board and Property Manager: Ms. Chambliss introduced all board members present including Manager Bonita Vandall from Vanguard Management Group and Blake Giles from Capital Land.

Report on landscaping and irrigation – Blake Giles, Capital:

Irrigation update: Mr. Giles reported there are issues with the wiring, they repair a zone and then another one goes out. They are continuously running into bad wiring. Three areas repaired so far and have located another area about 500' long. Capital will present a proposal to replace all the old wiring taking into consideration the areas currently replaced. 811 was on property to locate lines and several areas will be repaired in the next week. The blue wire at 5808 is temporary - the new wire will be placed at 12" deep with a much stronger line and black in color. There were questions concerning the connections to bare wires and if sealed properly. Blake will follow up with answers on the wiring and how is it being done. It was reported the cap seals the connections.

5914 PN drain is not working and was considered to be a "bandaid". There was discussion concerning the berm that was built after Phoebe Park was constructed. A resident offered a solution, in that the incline should be shaved back and flattened out on the berm side to present a free flow of water instead of coming up to the homes. It currently creates a furrow that is like a raging river behind the homes. The same resident finds it necessary to place sandbags by his lanai to prevent water entering during heavy rain storms. Blake will meet with the homeowner/resident, inspect the area and advise the board.

It was reported that at 5806 there is blue wire all the way to the end of 5802 and it is a temp line to keep the system working. Capital did the repair and then another strain went bad. Blake feels the next repair done will fix the issue.

Money was discussed, concerning the cost of total rewire replacement that will be addressed by the board. There are discretionary funds available.

Status of replacement of river rock and flax lilies where new palms were planted- proposal was presented and will be addressed by the board.

Dead tree at 5847 Phoebe nest- proposal was presented and will be addressed by the board.

Trimming of community's palm trees - This will be done in the beginning of August.

Exit gate garden - Entrance and exit area garden is planned to be done the week of 7/22.

Birds of paradise and crepe myrtles are overgrown. Capital will schedule it for the following week. Anything other than regular trimming has to be sent to manager to prepare a work order.

Replacement of sod that died when irrigation was not repaired - Full pallet of sod is on standby for installation the week of 7/22.

President's Report: Approval of April 24, HOA meeting minutes - tabled until next meeting.

Pool key disbursement update- Very successful, however there are still a lot of owners away.

Gate painting update- gate looks terrific and the gentleman that did the job was very conscientious and was very nice to work with.

Status of grant request - the board addressed the possibility of placing an awning at the pool. Wanda advised them it could not be done because it would be attached to a permanent structure.

Changes in Phoebe Park Pool Rules and Regulations - This came up when the key disbursement was addressed. It had to be voted on by the board. Several items were addressed, as there are no umbrellas anymore, food is not permitted unless it is a community sponsored activity and the pool is not heated so these phrases will be removed. By proper motion by Todd, seconded by Gregg it was unanimously approved to accept the Community pool rules with the addition of the parking rules adopted by the last board.

Outstanding Proposals for consideration and vote - By proper motion by Todd, seconded by Gregg it was unanimously approved to ratify action taken by the Board and officially approve the Capital Land proposals of 5/13/19 for \$182, 5/23/19 of \$750 for 5930, 5/23/19 of \$750 for 5808, 6/4/19 of \$1,065, 6/19/19 of \$1,120 and 7/2/19 of \$450.

The board addressed two proposals from Capital Land. 7/10/19 for \$225 for the river rock and flax lily installation between the driveways of 5855 and 5824 were unanimously approved, motion by Gary, seconded by Todd. The 7/10/19 proposal for the tree removal was not approved. The board by proper motion by Todd, seconded by Gary approved management to obtain additional bids for the tree and stump removal at a price not to exceed \$950.

The board addressed two proposals from Kyle's Property and Home Improvements by JWA to paint the bathroom walls and floors and replace the storage room doors. It was discussed the matter will be placed on hold until such time as the buildings are painted in Phoebe Park with the understanding arrangements will be made to replace in the storage room doors for painting at that time.

Treasurer's Report: Overview of current finances and anticipated expenses for balance of 2019 - Todd Ziegler presented a report concerning the financial status of the community including the board plans to paint the buildings in the spring of 2020 and overlay the roads in 2020.

Manager's Report: Bonita Vandall, Vanguard Management Group, Inc. provided a written report concerning violations, inspection updates, administrative issues concerning the echeck charges, completed and pending work orders. Management was asked to look into a sign for the pool bathroom doors that says, "Knock before entering" and will additionally contact Holly at Fishhawk concerning the cattails in the Phoebe Park pond.

Committee Reports: Fine Committee – Rocco DeSanto, Silvia Forcino, Les Albert (need one additional member) - A request was made for an additional Fine Committee volunteer. No report was provided.

ARC – Les Albert, Howard Hanson, Adrian Montanaro, Luke Walsh - No report was provided.

Social Committee – Barbara Zeigler, Nancy Husing, Janet Ormsby - The July 4 event was a huge success! Memorial Day is next!

Welcome Committee – Joyce Winters, Nancy Husing - Known new residents have been visited and all are eager to participate.

Street Parking Committee – Gary Winters, Ross Lowry - No report was provided.

Painting Committee – Adrian Montanaro, Howard Hanson, Bob Ormsby, Ross Lowry, Andy Chambliss - The committee plans to meet in November.

Unfinished Business: Update on overlay of streets scheduled for 2020 - Todd addressed this earlier in his report.

Adjourn: Next scheduled meeting is Wednesday, October 9, at 6:30.

The meeting was adjourned at 7:37 PM.