

**Phoebe Park Association
Board of Directors' Meeting
Wednesday, January 16, 2019
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 and Juan from Capital Land Management reported to the board that 95% of the irrigation system is up and running. They will address problems as they arise. The trimming of 232 oak trees will be performed by Generosas Services beginning on January 28, 2019 if approved. Capital also gave the board a detailed list of replacement plants for the front section of some villas. They also presented a proposal to replace 2500' of sod and to insert plastic boarders to prevent the mulch from moving. The details are listed in the 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 and the committee members, who have given their time to address the needs of the community.
- Secretary's report: The minutes from the October 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.
- Manager's Report: Bonita gave her management report.
- A motion was made by Ellen to approve the nominating committee composed of Gary Winters, Rocky DeSanto, and Bob Ormsby. The motion was seconded by Susan and passed.
- Landscape Committee: Since the landscape committee does not have projects for this year, Tom Trattner requested that the committee suspend meetings.
- Fine committee: A motion was made by Todd to add Les Albert to the fining committee. It was seconded by Ellen and passed.
- ARC committee: There was nothing to report.
- Social committee: The social committee will meet this month to discuss upcoming events.
- Welcoming committee asked the community to share the names of new residents.

Unfinished Business:

- Landscape & Irrigation- Capital updated our irrigation system and it is running on schedule.
- 3 Palm Trees – Three palm trees were installed by Earthscapes and are irrigated.
- Tree Trimming – A motion was made by Gary and seconded by Ellen to approve the Tree Trimming Proposal of \$ 17,400.00. The motion passed.
- Sod replacement- A motion was made by Gary to approve the installation of 2500' of sod recommended by Capital for \$3125. Todd seconded the motion and it passed.
- Plant replacement- A motion was made by Susan to approve the installation of replacement plants for \$1800. It was seconded by Ellen and the motion was approved.
- Installation of mulch border – After much discussion, it was decided to table this item until the next meeting. The board is requesting that Capital provide a diagram.
- Status of Towing Policy-signage was placed outside of our entry gate by Riteway Towing Company. The location will be evaluated for clarity.

New Business

- Fining Rules – The procedure for the fining rules was discussed. The board tabled further discussion until the next meeting.
- Scheduled annual meeting date is for Wednesday, March 13, 2019 at 6:30 in the Osprey Club.
- Residents were in attendance and provided helpful comments.

Adjournment:

- Meeting was adjourned at 7:55pm.

Respectfully Submitted,

Susan Melita

Secretary