

**Phoebe Park Association
Annual Membership Meeting
Wednesday, March 11, 2020
Osprey Club - 7:00 PM**

Establish Quorum of Members: The Annual Membership Meeting was notified by mail more than 14 days in advance and posted on the community bulletin board 48 hours in advance. A quorum of 34 was established with proxies returned and those present. Gregg Wyckoff, Todd Ziegler and Gary Winters. Also present was Vanguard Manager Bonita Vandall and Capital Land representative Jason Chambrot.

Ms. Chambliss chaired the membership meeting and it was called to order at 7:00 PM.

Reports:

Ms. Chambliss provided a year end review as follows:

Front gates were painted.

Pool lock was replaced and new keys were issued.

The dead tree in front of 5847 Phoebe Drive was removed.

Additional drains were installed along the Droman side of Phoebe Park Ave.

Sode was replaced throughout Phoebe Park last Spring.

Exit gate garden was replanted in July.

Palm trees were trimmed throughout the community.

Alligator signage was placed along the banks of the two ponds.

Painting Committee was formed and the enormous task is well underway

Coach Lights were replaced on every villa.

In addition to being painted, fans were replaced at the pool and signage was placed on the restroom doors.

The Social Committee planned multiple events throughout the year. As always, they were well attended and enjoyed by all.

Increased the email communication to residents.

Looking to the Future:

Sod will be placed behind multiple villas on Phoebe Park where the rain constantly washes away the mulch thus clogging the drains.

Addressing the timeframes that are used for the violation notices.

Decision to be made regarding the overlay of our streets.

Resolution of the borders placed by Capital Land.

Sidewalks that need repair.

Completion of the painting of the villas.

March 24, Capital will aerate the lawns and fertilize.

Andy Chambliss provided a report on the status of painting and noted that comments are very complimentary concerning the color changes. There are 8 buildings completed in a 2 week period. 4 buildings per week. At the end of the 2nd week, a walkthrough for touch ups with the contractor and committee members is done. Doors are not changing colors. The painter will be coming down Phoebe Nest soon and doors will be done last once the project is almost done.

Reading or Waiving of Minutes: By proper motion the March 13, 2019 Annual Meeting minutes were approved as presented. Motion by Gary Wyckoff, seconded by Todd Ziegler, unanimous approval.

Election of Confirmation of New Board: It was reported this year's Nominating Committee had recommended the following individuals for the board: Ellen Chambliss, Todd Ziegler, Rocco DeSanto, Susan Melita and Greg Wyckoff. Ms. Vandall called for nominations from the floor three times, hearing none, nominations were closed. It was announced the five homeowners were automatically elected to the Board of Directors.

Membership Business if any: It was announced that Laurie Gustrum would be leaving the position of Ambassador for Phoebe Park and someone is needed to volunteer and to attend the Fishhawk Meetings.

Many thanks and gratitude were extended to Gary Winters for his many years on the board!

Adjournment of Membership Meeting: By proper motion by Ellen Chambliss, seconded by Todd Ziegler, the meeting was adjourned at 7:11 PM.

**Phoebe Park Association
Board of Directors' Meeting
Organizational Meeting
March 11, 2020**

Establish Quorum for Organizational Meeting: Following the Membership Meeting, the newly elected board held their organizational meeting at 7:35 PM with everyone present.

Board Member Appointments if Needed: No appointments were made or necessary. Nominations for each board position were made and unanimously approved.

Determine Positions:

Ellen Chambliss - President

Greg Wyckoff - Vice President

Todd Ziegler - Treasurer

Susan Melita - Secretary

Rocco DeSanto - Director At-Large

Jason Chambrot - Regional Manager for Capital Land stated they were in the process of finding the right replacement and he will stay on until the position is filled. He is heavily involved now with Juan on the property as well. The borders were a disappointment. Tomorrow they will send a crew in to fix the currently installed borders. The mowers or blower head brings them up now. The borders will be discounted down to \$100. We offered a better thicker material and it will start on Phoebe Park around 3/30 and Phoebe Nest will be done 5/4. There will be a personal preference on the material used. The first is thinner, this new material is thicker and heartier and costs more. Andy will give them a better idea for the Phoebe Nest painting completion.

The Capital Land quote for \$984 is for the zones 22-25 and 58-75. Motion by Todd Ziegler, seconded by Greg Wyckoff. Unanimously Approved.

There is a section of 4 homes with irrigation issues and it is a warranty issue. The irrigation of some houses being painted may also be tied into homes that were completed. So even if your home is completed the irrigation may still be off due to other homes being painted.

The Capital Land quote for \$1456.00 is for sod replacement in lieu of pine needles. Motion by Greg Wyckoff, Seconded by Todd Ziegler. Unanimously Approved.

There were questions concerning the shrub trimming in preparation for continued painting.

Adjournment of Board Meeting: There being no further business to be brought before the board, the meeting was adjourned at 7:50 PM.