

# Preserve at Lake Washington

Subdivision Homeowners Association, Inc.

## Meeting Minutes: January 15, 2008

Board Members present: Bud DeVillers, Jenny Ruda, Vince Greenwade, Steven Scott, Bruce Mochwart, and Sharise Keels.

Sara Bernin from Bayside Management Services and a homeowner were present.

### **Call to Order:**

President Bud DeVillers called the meeting to order at 7:07 pm at the Eau Gallie Library.

### **Proof of Notice:**

The meeting notice was posted by Sharise in accordance with the By-Laws and Florida Statutes.

### **Minutes:**

Minutes from the Board meeting on 12/3/07 were approved by **motion** from Bruce, second by Vince. All in favor; Motion carried.

### **Officer's Reports:**

**Treasurer's Report-** Jenny presented the financial report from December 2007 and the first half of January 2008 as well as the Profit/Loss statements and Balance Sheets. The 2007 retained earnings are \$22,655.97. One third of owners have paid their 2008 dues to date. Reports are attached herein by reference.

### **Committee Reports:**

•**ARC-** No ARC report.

•**Grounds/Contracts-** Flawless Lawn Service started, things are looking good. Bruce reported on miscellaneous grounds items; he presented a bid from Flawless for beautification of islands and post box area of \$205.00 complete including sod, plants, mulch, weeding and labor. Bruce **motions** to accept bid, Vince seconds. Discussion follows. Vote: All in favor; Motion carried.

•**Social Report-** No Social report.

•**Grievance:** Bud reports that 2165 Canopy complained to the city and St. John's Water Mgmt regarding the sprinkler system washing out an area in

the back of their property. The owners are the responsible party as the lot actually encompasses 10' beyond the fence line. Discussion follows. Bud will speak with the homeowner. Vince speaks regarding a couple problems that were submitted via community email. Discussion.

### **Unfinished Business:**

•**Back Entrance Sign-** Vince speaks regarding the SmartLite sign bid; the price was lowered by \$200.00. Discussion regarding lighting around the signs follows. BOD will meet at the back entry to determine placement of sign on Saturday, January 19<sup>th</sup> at 3:30pm. Vince motions to accept the SmartLite bid, Bud seconds. Discussion follows regarding other potential upcoming expenses regarding the retention pond shoring where erosion is causing the fencing to collapse. Vote: All in favor, motion carries.

### **New Business:**

•**Annual Meeting-** Bruce motions that upon the 2008 election and annual meeting whether or not a quorum is met, the Board is reduced from nine (9) to seven (7) members, Bud seconds. Vote: All in favor, motion carries. Sara will coordinate mail out with Marie. The Annual meeting will be held on the regular meeting date of March 18, 2008.

•**Liens-** Jenny discussed date that liens are able to be placed with regards to the due date of payments and the date notification is to be done. Further discussion.

•**Retention Area Fencing-** Bruce presents a fence quote. To fence east side of retention area would be \$450.00 in order to prevent foot traffic. Another suggestion is mounting "No Trespass" signs on 4x4's to deter the foot traffic. Discussion follows.

•**Thank-you-** Bruce motions to send a Thank-you card to the resident taking care of the common area irrigation work and maintenance along with a \$25.00 gift card, Steven seconds. Discussion follows. Vote: All in favor, motion carries.

•**Invoicing-** Jenny expresses concern over residents not receiving their invoices. Bud will research current addresses for homeowner's whose invoices have been returned through the mail.

•**Next Meeting-** Tuesday, February 19, 2008 at 7pm at the Eau Gallie Public Library.

### **Adjournment:**

There being no further business to come before the Board the meeting adjourned at 8:30 pm.

These minutes were taken by Sara Bernin, Bayside Management Services and approved by the Board of Directors on \_\_\_\_\_.