

# Preserve at Lake Washington

Subdivision Homeowners Association, Inc.

## Meeting Minutes: May 15, 2007

Board Members present: Bud DeVillers, Sharise Keels, Vince Greenwade, Bruce Mochwart, Coy Speer, Stacy Jeffcoat and Steve Scott. Sara Bernin from Bayside Management Services (BMS) was also present.

### **Call to Order:**

President Bud DeVillers called the meeting to order at 7:10 pm at the Eau Gallie Library.

### **Proof of Notice:**

The Secretary posted the meeting notice in accordance with the By-Laws and Florida Statutes.

### **Minutes:**

Minutes from the Board meeting on 4/9/07 were approved with indicated corrections by **motion** from Bruce, second by Sharise. All in favor.  
Motion carried.

(Discussion held, out of turn: Stacy brings up kids playing in the retention pond and the dangers involved. Further discussion between members regarding locks on gate vs. no locks / liability involved in both as well as access by city. No Trespass signs are already in place. A sign should be posted on bulletin board asking for kids to keep out).

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

**Treasurer's Report-** Bruce went over the monthly balance of \$30,696.59 in along with new deposit (dues) of \$4057.00 of income and \$1586.60 in outgoing expenses for a total of \$30,766.99 in assets. Coy asked about collections and Bruce recommended filing liens on those homeowners that still had not paid to date. **Motion** by Bud to file liens, Second by Vince, All in favor; Motion Carried. Discussion regarding filing liens, 2008 amounts and fees followed. Bruce reported new construction lots are paid to date by builder. Bruce will complete the lien process.

### **Committee Reports:**

•**ARC Report-** Steve gave ARC report. Many letters needed for non-approved ARC items. A list was provided to BMS (management) of 26 homes to receive 'Oops' letters with an ARC application for completion.

Discussion regarding parking on the grass held. Lot 5 (2410 Canopy) discussed regarding turf maintenance.

•**Social Report-** Stacey Jeffcoat brought up following items regarding the 4<sup>th</sup> of July party: permission from cul-de-sac homeowners, aprox. Count of people attending, time of party, bounce-house discussion. After discussion regarding logistics and timing the 4<sup>th</sup> of July picnic was tabled until 2008. Bruce brought up the possibility of a smaller 'Meet you Board BBQ' idea.

•**Grounds Report-** Discussion regarding trespassers cutting thru at the end of Canopy and by the fire access road. Perimeter fence around the neighborhood suggested, discussed and table for a later date. Report made that Perez Brothers is not doing a sufficient job. New lawn company was interviewed called "Curb Appeal Lawn Care": they would cut April – Sept one time per week, Oct – Mar as needed to maintain appearance. First time on job site they would do all the clean out. Fee quoted: \$600.00 / month also \*they will fix sprinkler heads. Start date of June 1<sup>st</sup>, 2007 suggested. **Motion** by Coy to hire Curb Appeal, second by Bud, all in favor – Motion Carried. Jose (last name ?) will be joining the grounds committee.

### **Unfinished Business:**

•**Management Company-** No discussion.

•**Grievance Committee-**Members not found yet, people will be called to work this committee. A complaint letter was received from a resident regarding a resident leaving trashcans out, leaving garage door open and floodlights being a nuisance. BMS Mgmt asked to send a violation letter. Another violation letter was requested to be sent to an address regarding parking a boat in the driveway for extended periods of time. Discussion held regarding where trashcans should be stored; determined they should be stored out of view in the garage or screened on the side of the house. Vince volunteered for the grievance committee, Rebecca Leifert also volunteered for the committee. They will ask further members to join. It was suggested that a letter be sent to the continued missing Board Member: Freddie asking if he was still interested in serving on the BOD.

•**Neighborhood Watch-** Signs have been posted, block commanders are active. No new activity to report.

•**Fencing in Cul de Sac / move pond gate-** Discussion regarding this item, must maintain fire access to area. Pond gate was moved- excellent job done. Reclaimed water signs must be in Spanish and English- obtaining signs.

## **New Business:**

- Newsletter-** Started by Sharise, she passed around the first draft of newsletter. Frequency determined to be quarterly; it will be printed on colored paper in black ink. Gentle reminders suggested to be added such as trashcan storage. A box will be mounted at the mailboxes to hold the newsletters for people to pick up vs. going door to door with them.
- HOA Website-** Formation of website still being worked on. Discussion of what to include, items suggested include forms, covenants, email links etc.

## **General Discussion:**

- Mailboxes-**Should be painted an Earth tone. Something needs to be done to prevent parking of cars over the curb onto the grass and sidewalk. Discussion of plantings along that area.
- Reclaimed Water Pipe and Landscaping-** Bids for the irrigation line being installed after the reclaimed water pipe is completed are complete. **Motion** by Bud that \$1000.00 be allocated for this job, second by Sharise, all in favor- Motion carried.
- Island Reflectors-** Discussion of putting reflectors at the ends of the islands thru the neighborhood for improved visibility. **Motion** by Bruce, second by Bud. All in favor. Motion carried.
- Back Entrance Sign-** discussion regarding prices of signs for the back entrance. Quotes range in price for a 4'x6' sign from \$742.00 to \$450.00, more information will be sought into the signs and what the pricing includes. Rebecca offered to handle the sign graphics at no cost to the neighborhood. **Motion** made by Bud to allocate \$1000.00 in funds for the Avocado Street entry sign and \$1000.00 for landscape/beautification for a total of \$2000.00, second by Sharise. All in favor, Motion Carried. Discussion followed.
- Wachovia Bank-** Bruce announced that Wachovia Bank will offer (upon credit check) any P@LW resident home equity lines of credit with excellent incentives. Good to have on hand for potential hurricane damages during the season. Note will be included in the newsletter.
- Next Meeting-** Tuesday, June 19th at 7:00 pm at the Eau Gallie Public Library.

## **Adjournment:**

There being no further business to come before the Board, a motion was made and seconded to adjourn at 8:45 pm.

These minutes were taken by Sara Bernin from BMS and approved by the Secretary:

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Sharise Keels, Secretary