

Tampa Palms North Owners' Associates
Board of Directors Organizational Meeting Minutes

May 21, 2014

Board Members

Craig Parrino – President - Present	Kevin Dunbar – Vice President - Present
Maureen Meyering – Secretary – Present	Renynold Gosselin – Treasurer – Present
Gar Urette – Director at Large – Present	Carol Richardson – Director at Large - Present
Dave Rathbun – Director at Large – Not Present	Cass Malloy – Condominium Associates - Present

1. Call to Order/Proof of Quorum

Meeting called to order at 6:02pm. All present except Dave Rathbun, quorum present.

2. Approval of the previous meeting minutes.

Kevin motioned approval, Renynold seconded motion. Motion carried.

3. President's Report

The entrances to the community have been completed by Austin. The planting and layout was not exactly what was presented to the board previously. The Board decided to view one more time before we okay the mulch and make final payment. The Board will respond via e-mail.

4. Treasurer's Report

The budget for the Club is in the negative and the budget for TPNOA is slightly ahead.

5. Manager's Report

- John Inglis recommended we write-off \$1469.90 in bad debt. **Kevin motioned for approval, Renynold seconded motion. Motion carried**

- We received check from insurance company of \$2,433.33 for irrigation pump and \$751 for replacement sod damaged by Hillsborough County school bus.

- A replacement piece of gym equipment is due in this month.

- A new pool maintenance company and cleaning company started this month.

- "Last Day of School Party" is scheduled for June 6. 150 people attended last year.

- The way finding sign on Bruce B Downs is finalized and will be completed in the next 4 weeks. They will be occupied by Ciccio's Cali and Tampa Palms Professional Center. Craig asked if sign renovation was covered by renters and Cass stated yes.

- The Board received letters from an Owner at Oxford Place regarding the guest policy. The rules and regulations were updated after review. The member policy will be amended to state that a Member is only allowed to sign in 5 guests per day and rental for rooms will be limited to one party per day.

- A family renting in Mayfair has been disrespecting the Club and the staff. They were sent notice of a 6 month suspension to Club privileges with a 6 month probation thereafter.

- Weekend pool monitors start Memorial Day weekend with full time monitors starting June 6.

6. Old Business

a. Way finding sign on Bruce B. Downs – discussed in Manager's Report.

7. New Business

a. Landscape Enhancements on Palm Springs Boulevard – Craig asked that Cass get a second quote along with Austin Outdoor (Quote of \$46,333.50) to re-landscape Palm Springs Blvd.

b. Club Tampa Palms Membership Issues

i. Dis-satisfaction of one Club Member – Board members had reviewed letter from Owner who had some concerns regarding Club issues. The Board recommended we send the minutes of the meeting to Owner showing that issues were addressed.

ii. Suspension of one family – Addressed in Manager's Report.

c. Collection Report – See Report

d. Any Other Business the Board Deems Necessary

- Kevin addressed issue of getting some type of trees and shrubs planted where Duke Energy took down Oak Trees, Cass would look into options.

- Maureen brought up conditions of Ponds in Community, in particular, the ponds at the front entrance of community and ponds along Tampa Palms Boulevard. Cass stated new Owners were coming to the Pointe and told her they would take care of cleaning up the pond at the Olive Garden entrance. Craig recommended Cass send letters to the Jade and Grand Reserve that their ponds are in need of service.

- Owner in community wanted to address encroachment on ponds and sidewalks of underbrush and trees. Craig asked Cass to talk with Landscape Company and have areas trimmed back.

e. Introduction of New Manager – Cass Malloy tendered her resignation and will be leaving June 18. Her replacement is Debbie Paul who will start on Tuesday, May 27, 2014. She will also manage Lancaster, Mayfair, Remington and Ashington. She will have an assistant who will help with managing of other properties and Condominium Associates will split the cost with TPNOA. She comes with over 10 years of Association Business experience.

10. Adjourn - Meeting adjourned at 6:54pm.