

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

**January 22, 2014**

Board Members

<b>John Kasper – President - Present</b>	<b>Craig Parrino – Vice President - Present</b>
<b>Maureen Meyering – Secretary - Present</b>	<b>Renynold Gosselin – Treasurer – Present</b>
<b>Gar Urette – Director at Large – Present</b>	<b>Cass Malloy – Condominium Associates- Present</b>
<b>Kevin Dunbar – Director at Large – Present</b>	<b>Dave Rathbun – Director at Large – Not Present</b>

**1. Call to Order/Proof of Quorum**

Meeting called to order at 6:03pm. All present except Dave Rathbun, quorum present. Cass spoke to board about board members being required to sign a waiver stating you have read and understand community documents... The other option is to take a Board Certification Course.

**2. Approval of the previous minutes**

Craig motioned approval, Kevin seconded motion. Motion carried.

**3. President's Report**

John discussed the removal of trees by Duke Energy and impact on community. Landscape options are being considered. John spoke with insurance agent. Club TP currently has 7 trainers with sufficient insurance coverage. Protential Sports, which operates the after school program, is submitting proof of additional insurance coverage for sexual abuse/molestation coverage. The Indian Dance Studio currently has 300,000 in coverage and was asked to increase coverage to 1 million to support umbrella. Questions came up regarding Environmental Liability for pond maintenance. Pond coverage was added. Board needs to be notified when adding coverage.

**4. Treasurer's Report**

Renynold stated mortgage for club continues to decline from initial amount of 5 million to 2.3 million. The loan was to be re-amortized. Maureen asked if the budget was adjusted for lower payment. Also, Maureen asked if current payment was kept, we could bring cost of loan down further? Cass would investigate for next meeting.

**5. Manager's Report**

1. The entry signs were completed. Landscape is not complete yet but should be done within 2 weeks. Plantings were not what the landscape drawings displayed. Plantings need to be replaced. All curbs in community have been pressure washed.
2. Coupon payment books were delayed so Board suggested no late fees be applied for January. With re-amortization of loan the Club Mortgage payment went from \$19,727.70 to \$17,967.34 starting January 1, 2014. Loan balance is \$2,296,516.12. (See note in Treasurer's Report from Maureen Meyering).
3. Currently, we have \$94,893.12 in un-paid maintenance fees from 36 accounts. John Inglis has asked to write-off one account balance of \$6,274 and 6 accounts with \$25 and under. **Gar motioned for approval, Craig seconded. Motion carried**
4. New gym equipment was ordered.
5. New carpet and office furniture will be installed February 7, 2014.
6. A community garage sale is scheduled for March 1, 2014.
7. The Kiddie pool is being re-surfaced.
8. The fascia and soffits were replaced for \$9,515.59. Craig stated the Board had asked for an additional aluminum quote at last Board meeting before approval. Board has asked that any future expenditure be voted on by Board Members before approval.
9. Weekend supervisor for the Club has been hired.
10. Club Issues – Board motioned for 60 day suspension and six months probation for member of Club who broke into Club back on November 18, 2013 because he wanted his keys he had locked in gym. **Renynold motioned for approval, Gar seconded motion. Motion carried.** Another member sent a letter with complaints regarding the Club. Cass responded to his letter.
11. Insurance Agent – Need new appraisal of the Club. A comparison to a similar facility would be appropriate. An example would be Meadow point or Seven Oaks.

**6. Old Business**

- a. Demolition of old way finding sign on Bruce B. Downs - Quote was \$3600 to tear down. Board suggested we rent out space on sign instead of tearing down.

**7. New Business**

- a. Review of Late Fee Policy – Board agreed to \$25 late fee per quarter for late payment. **Gar motioned for approval, Craig seconded. Motion carried.**
- b. Previous Owner Write-off Policy- Board would like current late fees retroactive to \$25 per quarter. **Gar motioned for approval, Craig seconded. Motion carried.**
- c. Proposed Member Benefit Program – presented by trainer, Chris Daley. Board recommended a one-time free class to members of the community. Any additional classes would be at Members expense. Will take at least 60 days to organize. **Kevin motioned for approval, Craig seconded motioned. Motion approved.**
- d. Landscape Company – Cass not happy with work ethic of current landscape company. Board suggested we start looking for a new company in July 2014.
- e. Collection Report- See attached report.
- f. Any other Business the Board Deems Necessary – Community member asked if pool temperature could be lowered because cost is expensive in winter. Cass explained pool temperature is lowered if temperature dips below 55 for 18 hours.

**8. Adjournment**

Motion to adjourn meeting at 7:25pm by John Kasper. Kevin seconded motion. Motion carried