

TAMPA PALMS NORTH OWNERS' ASSOCIATES

c/o Condominium Associates
16402 Tampa Palms Boulevard
Tampa, FL 33647

NOTICE OF BOARD OF DIRECTOR'S MEETING MINUTES

NOTICE IS HEREBY GIVEN THAT on Monday, June 1, 2015 at 6:00 p.m. in the Club Tampa Palms Media Center, the Board of Directors will hold a regular Board Meeting. An identification of agenda items is as follows:

1. **Call to Order/Proof of Quorum** - meeting called to order at 6:01pm. 6 out of 7-Maureen Meyering, Craig Parrino, Kevin Dunbar, Renynold Gosselin, Ron Donalson, & Gar Urette. Carol Richardson absent.
2. **Approval of the previous meeting minutes** - Approved, motioned by Maureen, Craig 2nd the motion - all in favor (6 out of 7).
3. **President's Report** – Maureen spoke about the landscape review – meeting with the irrigation supervisor, handling the Hoover Pump issues, and the fertilization of a lot of the common areas. Maureen and Deby are reviewing the annuals per Carol's suggestions. There is also discussion to eliminate some of the smaller areas and possibly put in sod instead of annuals. Discussing the cost of the annuals that need to be replaced. Deby and Maureen met with the Association attorney to go over a few of the collections. Maureen is still keeping in close contact with the City on the irrigation, curbing, & the crossing guards parking areas. There are 8 areas being considered for the curbing.

4. **Manager's Report** -

I. Financials:

II. Administrative

A. Collections:

Please see the separately provided delinquency report thru 4/29/15. Owners still continue to pay their past due balances. The Board President and the manager met with the association attorney on May 26th to review the outstanding accounts. Please see the attached status report for the Board's review.

There are three accounts that require Board approval for write offs that have been recommended by the association attorney:

There were three total: **Maureen is stressing to be more aggressive with the delinquent accounts. There was a motion made by Craig to pay off the 3 listed and Gar 2nd the motion – all in favor.**

B. Reserve Study:

The manager and the Board President are meeting with Reserve Advisors on June 16th at 10 am to discuss all reserve components and the classifications of Club expenses vs. TPNOA common area. **Maureen,**

Deby, and Craig are meeting with Reserve Advisors pm June 16, 2015. Craig stated that he wished to attend the meeting so Deby is going to try to change the meeting date.

C. TPNOA - Landscaping

- 1) Annuals were pulled and scheduled for installation. All areas in front of neighborhoods, the Club and the medians of Palm Springs and Cypress Preserve will not have annuals installed. The current median plantings will be extended to the end of the medians.
- 2) Two palms on Palm Springs are being removed, one by Ashington and one at the entry
- 3) The tree on the corner of Palm Springs and Tampa Palms Boulevard has not survived and will be replaced in the near future.

Club

- 1) Annuals are being pulled for new installation
- 2) The irrigation division will be reviewing an area of standing water near the pool slide

B. Ponds:

Please see the attached pond reports. Several pond signs are being replaced for the worn ones on the common area.

A quote was received to dredge both ponds by Florida Ponds. The Red Lobster pond is quoted at \$13,832 and the Jade pond is quoted at \$12,627 with removal of all overgrown vegetation to within two feet below water level. Please see the attached quotes.

Board members met with Cardo Entrix, who used to maintain the TPNOA ponds to attempt to get a quote for dredging, but they do not provide that service. The manager prefers to work with Florida Aquatics, the vendor who handles both large lakes and the Ashington pond.

Craig suggested to treat the ponds with chemicals but to do this process in next year's budget. Gar 2nd the motion to treat with chemicals – All in favor

C. A/C Replacement:

The current air conditioner is a Trane, condensing 12.5 ton, air handler (interior) 10 ton, possibly two five tons to fit in ceiling opening, the current one 15 years old. Clarification on the units age...They believe its 13 years old not 15. Gar motioned to monitor the temps in the gym throughout the day – All in favor. There is also a question about the tonnage on the unit so Deby is going to find out exactly what the tonnage is.

D. Lennar Land Partners:

Lennar Land Partners has two properties that they wish to transfer to Tampa Palms North. A Board vote will be required to accept these properties for no monetary consideration. There may be other areas that should be transferred that the Board would like to address in the future.

Gar 1st motioned to take the properties back Renynold 2nd the motion – All

in favor

E. Parking pads where crossing guards are:

Maureen will address the Board on these issues. Here is an example of the open block pavers that can be utilized for the parking pads:



Maureen is getting more information on this type of parking pad before the Board votes on a style.

C. Areas of Responsibility:

There is some question as to the area of responsibility for the following areas that needs to be discussed by the Board:

- 1) Walls surrounding neighborhoods **Who owns walkways?**
- 2) Landscaping outside the walls of the neighborhoods **Where are the property lines for each property to determine what each community is responsible for? Both of these two have to be determined.**
- 3) ~~Area ponds~~ **leaving alone for now.**

Audience questions:

Homeowner – Peter Litchfield; Mayfair: Issue with the memorial in front of the Clubhouse & there is not a flag present on the flagpole: **Instructed for the management to get a flag and get it up.**

Slide feels like sandpaper when going down it: **Instructions from the Board to close down the pool until the company who did the gel coating comes back out to address the issue.**

Issue about tennis court nets: **New nets were ordered then lost in the mail. The company reshipped out new ones and we have received them and they will be put out as soon as possible.**

Homeowner – Tyler Cain; Mayfair: Questions regarding the basketball hoops throughout his community as well as TPNOA: **Board is aware that there are issues with basketball hoops being left out. This is something that needs to be worked on with the Architectural Committee and it will be addressed with ADMC Committee.**

Discussion for upcoming meetings: Budget Meeting – October 21, 2015 & Annual meeting December 2, 2015.

Motion to adjourn the meeting by Reynold, 2nd motion by Gar.

Motion to Adjourn Meeting at 7:41 pm.