

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, August 24, 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 6:04pm. 6 out of 7-Maureen Meyering, Craig Parrino, Kevin Dunbar, Renynold Gosselin, Ron Donalson, & Carol Richardson. Gar Urette absent.
2. **Approval of the previous meeting minutes** - Approved, motioned by Craig, Renyold 2nd the motion - all in favor (6 out of 7).
3. **President's Report** – Deby and Maureen have been meeting with the Landscape company to resolve landscaping issues and the reserve study has been done. There are suggestions on increases on both sides. TPNOA and the Club. Not too much of an increase. The study is very thorough. There were some homeowners (3) issues that went directly to Maureen. She handled all 3 of those situations.
4. Greg with Florida Aquatics came to the meeting to discuss the dredging of some of the ponds. He went over the details as to what takes place and maintenance of the ponds. He used to work with Olive Garden but that stopped sometime in 2012. Craig's suggestion is to first get a quote on the cost of treatment then vote at the next meeting. Continue to treat the ponds as currently doing for now. There will be some unsightly growth going on right now but it will get better. Then plan on scrapping the pond next year. Maureen suggests doing the pond right across the street and using that one as the "test" pond. Continue to treat the ponds monthly. May decide in January to cut it all down. In addition, Renynold suggests that TPNOA send violation letters to Lennar about the ponds by the Post Office that they own.
5. **Manager's Report** -
 - III. PROPERTY MAINTENANCE
 - A. Landscaping Maintenance:

Working with the landscapers to get the common areas and grounds in better conditions.
 - B. Air Conditioning Review:

We may have one unit that needs to be replaced here in the near future. Do we have to replace each unit with one tonnage? Instead do we go down in tonnage? Should probably put a humidity gage in the gym. We may have to put a de-humidifier in the gym.

C. Pressure Washing Curbs:

Agreed to have pressure washing done but not until October. It is done usually every two years. Wait until rainy season is over.

D. Pool Activities:

There was a discussion on whether or not to replace the slide. Deby is going look into the cost for a new slide. Look to see about an enclosed pool slide.

E. Update on City Repair Issues:

Maureen will follow up with Lisa Montelione with Tampa City Council again.

Unfinished Business:

- A. Deby getting quotes for different trees for the areas that need sprucing up. No sense in buying palms that will die in 10 years.
- B. Covered already
- C. The Architectural Committee is reviewing the questions pertaining to the basketball hoops within each Committee.
- D. Get the walls back to looking good. Need to pull the property plat to identify the areas of responsibility.
- E. Discussed

New Business:

- A. None
- B. October or November
- C. In the process
- D. Based on the budget, if nothing gets changed, TPNOA will stay the same but the Club dues will go up about \$15.00 a quarter next year. Budget Meeting October 21, 2015. Any questions on the budget anyone can call or email Deby.
- E. None

Audience questions:

Zac Atlas and Christine Hopegood 5112 Mayfair Park Ct. & 16222 Nottingham Park – Mayfair issues with guest passes. They wish to have the guest pass situation changed. Issues with the stipulations on how many guest passes can be used for family. They feel family should be treated differently. The Board stated that they would review this and see what we can do to accommodate the homeowners. Suggestion of a household guest pass.

Maureen did state that the Association has been modifying the rules over the years. She is willing to meet with a small group of people to get some suggestions together and maybe come up with an idea of how to handle situation with family guest passes.

Caine Family 5102 Mayfair Park Ct – They came to discuss the situation that happened to them personally with their suspension back in July. The

situation has been resolved. They too would like to see changes to the guest policy as well.

There are two sides to this because there are other homeowners/members do not want to see any guests allowed because it gets over crowded.

Thornton Eastham 5014 Ashington Landing – The pool is dirty. He feels that it hasn't been cleaned for about a month. He suggests that we get a new pool company. The pool company is not cleaning. The bottom of the pool is dirty. There is a ring around the pool of dirt/film. He also brought up issues about the current landscape company.

Motion to close the discussion about the guest passes by Ron and 2nd by Kevin.

Motion to adjourn the meeting by Maureen, all in favor.

Motion to Adjourn Meeting at 7:54 pm.