

Tampa Palms North Owners' Associates
Board of Directors Organizational Meeting Minutes
October 22, 2014
Board Members

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

1. **Call to Order by the President** - Meeting called to order at 6:36pm.
2. **Proof of notice of the Meeting**
3. **Determination of a Quorum** – All present except Dave Rathbun and Reynold Gosselin. Quorum present
4. **Open the Meeting**
5. **Disposal of unapproved past minutes** – Carol motioned approval, Kevin seconded. Motion carried.
6. **President of Treasurer’s Report**
No President report. Treasury report – Total cash accounts balance of \$417,623 (Operating BB & T - \$155,564.12, Reserve BB& T – \$161,850, Reserve Banco Popular - \$100,209). The Association is reporting an operating surplus of \$134,703 which does not take into account whether all maintenance fees are collectible.
7. **Manager’s Report**
 - a. Collections – See attached delinquency report. See below for proceeding on foreclosure of liens.
 - b. Email broadcasts - none
 - c. End of Summer Party – was held on September 20 and was a great success.
 - d. Clubhouse suspensions – none at this time.
 - e. Rules and regulations – Manager is working on some recommendations for rules and regulations for the club.
 - f. Preliminary Budget – A 3% increase is being proposed for Owner’s fees which will be voted on later in the meeting.
 - g. Landscaping – Improvements approved last meeting were completed. Living wall plant removal is scheduled to be taken down and the fence repainted. Palm trees were trimmed in TP. Landscape at Club entry needs upgrades but quotes not received yet.
 - H. Ponds – continue to improve. The property appraiser website states that the pond by Olive Garden is TPNOA. The manager is getting quotes to clean in steps.
 - I. Maintenance – eleven exit signs were repaired at clubhouse, timers for tennis court lights were repaired, the spa pump was replaced, the lights on the waterfall are being repaired, the security system was repaired, the tennis court may need a net replacement, Management is getting quotes to clean roof and repair the clubhouse entry sidewalks.
 - j. Signs – Signs in the community will be cleaned and painted as needed.
 - k. Fitness Center – Equipment in the gym is being evaluated. A steam cleaner was purchased to clean floors.
 - l. Security Front Desk Monitor – A & H Security has quoted to replace older computer system at front desk for \$1793 plus labor.
 - m. Sidewalk Cleaning – K & J Pressure Cleaning quoted \$11,082.15 to clean sidewalks.
 - n. Gym Windows – two quotes were presented for tint film on gym windows. Board would like to hold off until energy audit.
 - o. Landscape Quotes – Two quotes have been received so far. Austin will be on a month to month basis until we make decision.
 - q. Areas Of Ownership – Some areas of TPNOA are shown on the County Property Appraiser’s website as being owned by Lennar and others by individual associations within the community. The Board asked Manager to send a letter to Lennar asking them to deed over the land to TPNOA. For neighborhood associations, they can deed their common properties over to TPNOA (Look in HOA docs on how to dispose of property) if TPNOA will accept it. Associations should check their insurance policies to see if they have a blanket policy for all common areas. If so, the areas should be covered under their current insurance policy.
 - r. Off road vehicle – Still being investigated on the cost and where to store.
8. **Unfinished Business**
 1. Gym Window Film – Board needs to view both choices. Decision will not be made until energy audit.
 2. Foreclosure Update Discussion and Vote – the fees to proceed would be \$2927 per Lien foreclosure.
 1. 16308 Turnbridge Court – Balance: \$10,645 – **Gar Motioned to file suit, Kevin seconded. Motion carried.**
 2. 17236 Emerald Chase Drive – Balance: \$10,045.99 – **Kevin Motioned to file suit, Gar seconded. Motion carried.**
 3. 16336 Heathrow Drive- Balance: \$7,630.43 – **Maureen motioned to file suit, Gar seconded. Motion carried.**
 4. 16310 Royal Park Court – Balance: \$7,144 – **Gar motioned to file suit, Kevin seconded. Motion carried.**
 5. 5138 Mayfair Park Court – Balance: \$4,635.29 –Board proposed no waive of the \$700 late fees. \$2250 of late fee was written off in 2011. Board proposes that she pay the full quarterly dues plus \$50 quarterly toward past dues owed. The Board will reassess

after one year if any late fees will be waived, etc. **Craig motioned for approval, Kevin seconded. Motion carried.**

9. New Business

1. Call for Motion to Adopt 2015 Budget – The board was presented with an increase in the Budget of 3%. Craig asked about the Entertainment line item of \$20,000 and Electric line item of \$62,000. The annual rotation expense of \$45,000 is high. Carol volunteered to review annual plantings to see if we can focus on areas where flowers would stand out while keeping costs down. This could mean planting more perennial flowers vs. annual flowers. Owner asked if any money could be increased for trapping of hogs? Board thought it was the responsibility of the Owners to handle. One Owner questioned the Insurance line item of \$42,000. The Board will review again in 2015 to check on rates. Craig asked Manager to change the revenue line for Maintenance fees to \$692,707 and the Club income line to \$753,192. TPNOA/Club Fee would increase from \$338 to \$350. TPNOA fees would increase from \$145 to \$150. **Gar motioned for approval of the proposed 2015 Budget, Maureen seconded. Motion carried**

8. Any other Business Board Deems Necessary

Maureen asked if lighting at entrances had a service contract. It is being serviced by our maintenance crew. Maureen asked if Landscape Company could trim back shrub growth around lights. Also, Board requested that Manager remind landscape company that they need to cut grass at the soccer field quarterly.

9. Adjournment – Motion to adjourn by Gar at 8:17pm, Carol seconded motion. Motion carried.