

**FLORIDA CLUB POA
BOARD OF DIRECTORS MEETING
Tuesday, November 17, 2009 4:00pm
LOCATION: Pool House**

MINUTES

BOARD OF DIRECTORS

PRESENT – Chet Roskey, President
PRESENT – Tom Pucci, Vice President
PRESENT – Brenda Boland, Secretary / Assistant Treasurer
PRESENT – Frank Chicoine, Treasurer
PRESENT – Terry Porto, Director
PRESENT – Joe Rizzolo, Director
NOT PRESENT – Tom Taylor, Director
Also attending – Amy Costello from Bristol Management

CALL TO ORDER:

Chet Roskey, President, called the meeting to order at 4:00pm.

APPROVAL OF MINUTES:

APPROVE:

Motion: To approve the minutes as amended from the November 3rd meeting.

Made By: Joe Rizzolo

Seconded By: Terry Porto - unanimously passed

PRESIDENT'S REPORT

Chet reported that he spoke to Tom Welz, Manager of the Florida Club, and he was not interested in renting any additional space. Chet presented a letter to the board that he wrote to Katzman, Garfinkel, and Rosenbaum stating that the POA will not be changing legal counsel at this time. As discussed, was a response to 1490 SW Eagle Glen place regarding their painted driveway.

APPROVE:

Motion: To have Amy contact the owners to see if they would try to remove the stain in an inconspicuous area to see if it could be removed. If so, we will have them remove the stain. If not, the fine will be reduced by 50%.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo - unanimously passed

AMENDED: Amy will wait to hear from Joe, he will speak to his neighbor who owns a paint store, if the stain can or cannot be removed. If not, the original motion will stand.

Made By: Frank Chicoine

Seconded By: Brenda Boland - unanimously passed

MANAGER'S REPORT:

The manager's report was given by Amy Costello for the month. Some issues discussed were:

- a. Budget Meeting mailing completed and mailed November 5, 2009.
- b. Housing area inspections are completed. All letters have gone out.

- c. Estates mulching has been completed.
- d. Electrical Connections to come out to look at the pool area. The breaker keeps on tripping when the heaters and pool pump are running.
- e. Pump Station # 3 – Has a leak and needs a gasket. Treasure Coast irrigation to do the repair.
- f. Mulching in progress for the DiVosta Housing areas.
- g. Bartlett Bros. are to remount the Estates Tele – Entry. Cost for repair \$130 + tax.
- h. The curbs and gutters in the front entrance are being cleaned this week by Eric.

FINANCIALS / DELINQUENCIES: Frank Chicoine reviewed the pro forma spreadsheet. There was an estimated net income of \$25,000 in this year's budget.

APPROVE: TREE REMOVAL AND REPLACEMENT

Motion: To proceed with the Washingtonian removal and replacement as presented, not to exceed \$3750.00
Made By: Tom Pucci **Seconded By:** Joe Rizzolo - unanimously passed

APPROVE: SHED

Motion: To get at least 2 prices on sheds with a concrete pad.
Made By: Tom Pucci **Seconded By:** Frank Chicoine - unanimously passed

APPROVE: UPDATING BATHROOMS

Motion: To get prices on updating both bathrooms in the pool area.
Made By: Tom Pucci **Seconded By:** Frank Chicoine - unanimously passed

Golf Course: The developer assessment was discussed. The golf course this year will be paying for 6 unit common area expenditures, as the cost is greater than \$5000.00.

Communications Committee

APPROVE:

Motion: To purchase a new computer for Channel 63.
Made By: Frank Chicoine **Seconded By:** Joe Rizzolo - unanimously passed

UNFINISHED BUSINESS

ARC APPEALS

1541 SW Balmoral Trace – Patio: Patio to be constructed outside of lanai area.

APPROVE:

Motion: To deny the request to install the patio outside the screened lanai area.
Made By: Frank Chicoine **Seconded By:** Joe Rizzolo - unanimously passed

1009 SW Balmoral Trace – Satellite Dish: The ARC is to review the location that the satellite dish is located and if approved send an approval letter to their neighbor indicating so.

1014 SW Balmoral Trace – Edging along driveway: There was discussion on whether or not additional shrubbery or a strip of sod would fix this problem.

TABLED: To come up with a solution within 60 days.
Made By: Tom Pucci **Seconded By:** Frank Chicoine - unanimously passed

ADJOURN

Motion: To adjourn the meeting at 5:15pm.

Made By: Terry Porto

Seconded By: Joe Rizzolo - unanimously passed

Respectfully submitted,

Amy Costello, *LCAM*

For and on Behalf of the Board of Directors