

**FLORIDA CLUB POA
BOARD OF DIRECTORS MEETING
Tuesday, January 21, 2010 3:00pm
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
PRESENT – Tom Taylor, Director
Also attending – Amy Costello from Bristol Management

CALL TO ORDER:

Chet Roskey, President, called the meeting to order at 3:00pm.

APPROVAL OF MINUTES:

APPROVE:

Motion: To approve the minutes from the December 17th meeting.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo - unanimously passed

FINANCIALS / DELINQUENCIES: Brenda Boland reviewed the financial report for the year end. Frank Chicoine discussed the net income for the year end in each sub account. Brenda suggested having Kathy Karmazin at our next meeting to discuss the accounts receivables. All financials and other pertinent information will be turned over to Gerald Jackson, CPA for the year end audit.

APPROVE:

Motion: To accept the financial report.

Made By: Joe Rizzolo

Seconded By: Terry Porto - unanimously passed

NEW BUSINESS

ARC Appeal

1126 SW Blue Stem - McLean; 981 SW Blue Stem - Baker

APPROVE:

Motion: To accept the recommendation of the ARC and to approve the variance.

Made By: Tom Pucci

Seconded By: Frank Chicoine – passed
(4ayes; 1 nay, Brenda Boland; 1 abstained, Joe Rizzolo)

Discussion: Frank discussed the documents and variances.

MANAGER'S REPORT:

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

- a. The identified Washingtonians have been removed and the balance has been trimmed
- b. Replaced irrigation motor on Cruden Bay
- c. First notice for annual meeting is completed and has been mailed
- d. New computer for channel 63 is in and Bob Nolterieke has it until the office renovation is completed
- e. Lakes gate walls and columns have been painted. Also painted was the common wall on Balmoral
- f. Repair of the register in the flow meter on Tamarrow
- g. Large shed – waiting on permitting
- h. Pool house carpet - Will be installed on Wednesday, January 27th. We will be closing the office on Monday, January 25th, for painting and it will be closed until the carpet is installed and the room is put back together.
- i. One pool heater is down. Grossman AC will provide a price for repair.

APPROVE:

Motion: To approve the repair on the pool heater.

Made By: Frank Chicoine

Seconded By: Brenda Boland - unanimously passed

Discussion: There was discussion about the possible replacement of the heaters in the summer and perhaps redesigning the area so the equipment is stored properly.

- j. There has been a large amount of dead tropical fish in the lakes. This was due to cold weather. The golf course has been working to get them out of the lakes as fast as possible. Steve Schroeder suggested that we get Superior Waterway to get the lakes cleaned up faster. This would cost \$200.00 per hour.

APPROVE:

Motion: To let the golf course handle the lakes.

Made By: Tom Pucci

Seconded By: Frank Chicoine - unanimously passed

- k. Austin Outdoors suggested not mowing one week in lieu of a cleanup of the entire community due to the amount of leaves dropped from the cold weather.

APPROVE:

Motion: To have Brenda, Terry, Joe, and Amy talk to Austin to come up with a resolution.

Made By: Frank Chicoine

Seconded By: Tom Pucci - unanimously passed

UNFINISHED BUSINESS

Bristol Advantage – Tequesta Agency

Discussion: The Board would like all of the figures for the insurance prior to making a decision on whether or not to go with this agency. Tequesta Agency will be asked to attend the next board meeting.

Nuvox

Tom Pucci discussed the findings of Nuvox and the negotiating with AT&T. Nuvox can provide the same services for a lower cost. AT&T was not able to negotiate.

APPROVE:

Motion: To approve the Nuvox contract for the new phone service for the gates and pool house area.

Made By: Tom Pucci

Seconded By: Joe Rizzolo - unanimously passed

Sidewalk Repair - Precision Sidewalk Safety

Discussion: There was discussion about the demonstration that was done by this company at 1325 SW Balmoral Trace.

APPROVE:

Motion: Those sidewalks that are raised adjacent to the driveways will be identified and we will get an approximate price to repair at a 12:1 slope. Eric will handle all others that are not adjacent to driveways.

Made By: Chet Roskey

Seconded By: Joe Rizzolo – passed 6-1 (No; Tom Taylor)

ARC Change - Edging

Discussion: The Board reviewed the language change for edging along driveways.

APPROVE:

Motion: To vote on this issue at the annual meeting. Also have samples available at the meeting.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo – unanimously passed

Sidewalk Pressure Cleaning

Discussion: To get the appropriate tools and Eric will continue pressure cleaning on Tuesday and Thursdays.

IQ Water – This item was added to the agenda the day of the meeting.

APPROVE:

Motion: To bill the estate homes that draw water from the lakes once per year at \$10.00 per month for the use of the water.

Made By: Frank Chicoine

Seconded By: Tom Taylor – unanimously passed

ADJOURN

Motion: To adjourn the meeting at 4:50pm.

Made By: Terry Porto

Seconded By: Frank Chicoine - unanimously passed

Respectfully submitted,

Amy Costello, *LCAM*

For and on Behalf of the Board of Directors