

**FLORIDA CLUB POA
BOARD OF DIRECTORS MEETING
Thursday, May 27th 2010
1:30pm
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 – Walter Adley, Director
Also attending – Amy Costello from Bristol Management

CALL TO ORDER:

Chet Roskey, President, called the meeting to order at 1:30pm.

APPROVAL OF MINUTES:

APPROVE:

Motion: To approve the minutes from the April 15th meeting as amended.

Made By: Joe Rizzolo

Seconded By: Brenda Boland - unanimously passed

PRESIDENTS REPORT

Chet Roskey reported on an incident that occurred on a homeowner's property. Also reported was that the Covenants Committee Chairperson resigned due to health reasons. Dick Miller will be the Chairperson going forward for this committee.

FINANCIALS

Frank reviewed the financials and delinquencies for the month of April. Frank also discussed the cost of the legal bills.

APPROVE:

Motion: To accept the financial report.

Made By: Joe Rizzolo

Seconded By: Terry Porto - unanimously passed

MANAGERS REPORT

- Housing area inspections have been completed. Letters are scheduled to go out to homeowner's in June.
- Eric has repaired sidewalks using concrete to ramp the lifted edges in various locations.
- Florida Green made a repair the pump #4 (Tamarrow). The check valve needed to be replaced. Total cost of the repair was approx \$380.00.

- There is an irrigation problem on Eagle Glen. The oak tree in the back of 1202 Eagle Glen has broken the wiring connecting the clock with the valve providing power. Florida Green was able to locate it on the other side of the tree and will be making the repair Monday. The total cost of the repair is \$550.00.
- Additional irrigation repairs are being completed by Eric.
- Pressure cleaning of the sidewalks is just about complete. All areas are done including front monument (including rocks), Estates entrance, Lakes entrance, Cruden bay columns. The only remaining section is the large sidewalk in front of the golf course.
- Pool house door is becoming more difficult to close. Eric will be installing additional brackets to see if that will help.
- Bartlett Brothers are replacing the batteries for the battery back ups

NEW BUSINESS

ARC Guideline Change – Awnings

APPROVE:

Motion: To approve the guideline change as presented with the addition that awnings be limited to one color, light beige.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo - Passed (2 No; Tom Pucci and Chet Roskey)

Contractor Work on Sundays

TABLED:

Motion: To not allow contractors do physical work on Sundays (i.e. painting, power washing, etc).

Made By: Brenda Boland

Seconded By: Frank Chicoine - Passed (1 No; Tom Pucci)

Landscaping Report

Discussion: Joe reviewed the landscaping plans.

APPROVE:

Motion: To approve the landscape plantings as proposed.

Made By: Frank Chicoine

Seconded By: Tom Pucci - unanimously passed

Quarterly Newsletter

Discussion: Brenda discussed adding a newsletter to the quarterly billings.

APPROVE:

Motion: To approve the quarterly newsletter.

Made By: Joe Rizzolo

Seconded By: Frank Chicoine - unanimously passed

UNFINISHED BUSINESS

Trellis Repair

Discussion: The crossbars will be eliminated at the trellis due to the growing trees.

APPROVE:

Motion: To approve the repair in the amount of \$1150.00.

Made By: Frank Chicoine

Seconded By: Terry Porto - unanimously passed

Speed Bumps

APPROVE:

Motion: To remove the speed bumps in the turnaround area at the lakes gate.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo - unanimously passed

APPROVE:

Motion: To approve the asphalt bumps at the rear gates.

Made By: Tom Pucci

Seconded By: Brenda Boland - unanimously passed

ADJOURN

Motion: To adjourn the meeting at 3:19pm.

Made By: Tom Pucci

Seconded By: Frank Chicoine - unanimously passed

Respectfully submitted,

Amy Costello, *LCAM*

For and on Behalf of the Board of Directors