

**FLORIDA CLUB POA  
BOARD OF DIRECTORS MEETING  
Tuesday, April 22, 2008 2:00pm  
LOCATION: Pool House**

**MINUTES**

**BOARD OF DIRECTORS**

**PRESENT** – Frank Polis, President  
**PRESENT** – Chet Roskey, 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

**CALL TO ORDER:**

Frank Polis, President, called the meeting to order at 1:57pm.

**APPROVAL OF MINUTES:**

**APPROVE:**

**Motion:** To approve the minutes from the March 25th meeting.

**Made By:** Brenda Boland                      **Seconded By:** Terry Porto - unanimously passed

**AUDIT DRAFT REVIEW**

Gerry Jackson, CPA went over the draft of the audit highlighting the operating and reserve accounts. He had also reviewed the Florida law in regards to delinquencies.

**APPROVE:**

**Motion:** To accept the draft of the 2007 audit.

**Made By:** Joe Rizzolo                      **Seconded By:** Terry Porto - unanimously passed

**PRESIDENT'S REPORT**

Frank Polis, President, went over correspondence from a homeowner and discussed flag etiquette. A Flag Committee that will be formed who will be responsible for the proper flag etiquette. He also discussed the possible construction of the pool house to enlarge it. Frank will talk to the golf course to see if they have any additional space that they can rent to the POA. Frank also spoke about The Florida Club's new realtor/broker Pat McGee.

**FINANCIALS / DELINQUENCIES:**

**Financial Report:** The financial report was given by Frank Chicoine, Treasurer, for the month of March. The Seacoast CD matured on 4/23/08. Also reviewed were the delinquencies that are still at the attorney.

**Discussion – Banking recommendations:** Kathy Karmazin, Controller for Bristol Management, compiled a list of banking recommendations. The banks were rated based on security, interest rates, customer service and lockbox (deposit) processing. The four that rated the highest were Anchor Commercial Bank, Gulfstream Business Bank, and 1<sup>st</sup> United Bank. Based on the current risky bank environment it was recommended that the

Florida Club switches banks from Sun American which is not rated as secure as the previously mentioned banks. Since Florida Club at times has approximately \$300,000 in the operating fund and to be sure all funds are insured to the \$ 100,000 FDIC level it is recommended that Florida Club places \$100,000 in Anchor, \$100,000 in Gulfstream, and the remaining funds in 1<sup>st</sup> United.

#### **APPROVE**

**Motion:** To accept the banking recommendations and utilize Anchor Commercial Bank, Gulfstream Business Bank, and 1<sup>st</sup> United Bank for the operating account.

**Made By:** Chet Roskey

**Seconded By:** Brenda Boland - unanimously passed

#### **MANAGER'S REPORT:**

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

- Irrigation – Treasure Coast Irrigation and St Lucie Pump provided bids on a remote system that will allow Eric to control the pumps from any zone location. Eric, Maintenance, was at the meeting to discuss the irrigation matter and Amy will schedule a meeting with the vendors to discuss the most efficient way to go about the logic system and if changes to the system are necessary.
- Pool Furniture – Terry Proto and Amy when to Brian's Patio and priced out replacement furniture for the pool area.
- Housing area inspections – The Board of Directors had volunteered to walk Amy around the property to give her a feel for the property and where everything should be. Amy also mentioned that cleaning inspections will be done in October and in November.
- Fire Extinguisher – Pool house has been replaced and inspected.
- Reserve study – Provided was a quote for an update of the reserve study. The price for the update without an inspection is \$325.00.

#### **APPROVE**

**Motion:** To accept the quote provided by J.R. Frazer for an annual update of the reserve study.

**Made By:** Frank Chicoine

**Seconded By:** Brenda Boland - unanimously passed

- Heat Pumps – Grossmann Air Conditioning provided a proposal to perform annual preventive maintenance on the 3 Jandy heat pumps. The heat pumps are still under warranty until December and this maintenance program will be revisited at the end of the warranty.
- ARC Deposits – the ARC committee had suggested removing the \$50.00 refundable deposit that is required with you submit an application for work to be done on your property. The \$500.00 deposit required when heavy equipment they may cause damage to the common are or concrete work is involved with still be mandatory.

#### **APPROVE**

**Motion:** To eliminate the \$50.00 refundable deposit required with the ARC form.

**Made By:** Frank Chicoine

**Seconded By:** Brenda Boland - unanimously passed

#### **UNFINISHED BUSINESS:**

**Discussion – Policy “No Garage Sales”** The Board discussed a policy that does not allow garage sale. Correspondence from homeowners was read that was submitted to the POA office.

#### **APPROVE**

**Motion:** To accept the “no garage sale” policy.

**Made By:** Chet Roskey

**Seconded By:** Brenda Boland- motion carried

**Opposed By:** Joe Rizzolo

**Discussion – Sidewalks:** It was discussed that the sidewalks are a problem in the community and need to be addressed.

**Discussion – Tenants:** It was suggested that landlords be present at the time of interview/orientation for the tenant.

### **Communications Committee**

**Discussion – Website:** The committee would like to utilize the website more often by adding more pictures, minutes of meetings, and some of the community issues that may arise. Also to be included ARC information, policies that are in effect, and a monthly newsletter.

### **APPROVE**

**Motion:** To require the President to approve the newsletter prior to posting it on the website.

**Made By:** Frank Chicoine

**Seconded By:** Chet Roskey - unanimously passed

### **Committee Members to be appointed to the Communication Committee:**

Judy Gordon, Chair and Channel 63/Website

Claudette Chicoine, Directory

Bev Hopwood, Channel 63

Bob Nolterieke, Website & Email

Dian Nolterieke

Kris Pucci

Cathy Lieber

Juli Weeks, Photo Gallery Manager

Frank Polis, Photo Gallery Manager

### **Lear System**

**Discussion – Lear System:** The Lear remote access was discussed by Joe Rizzolo. Lear is going to do the installation of the receiver at no cost to the POA. A letter was requested that there will be no conflicts with the gate clickers or any other system already in place.

### **NEW BUSINESS:**

#### **Estates Housing Area**

**Discussion – 822 SW Blue Stem Way:** This residence has been doing landscaping work without ARC approval. The owner was contacted and the forms have been sent.

**Discussion – 900 SW Bromelia Terrace:** There was discussion on how personalized service is not permitted with the landscaping contract. A meeting is to be scheduled at this residence to discuss further.

#### **Open Discussion**

**Yard Waste:** Residences are insisting on placing yard waste out on Saturday. The vegetative waste pick up is not until Wednesday. If waste is found out before Tuesday evening a violation letter will be sent fining will proceed.

**Landscaping:** There will be an estates meeting to discuss the issues in this housing area.

**Pool House Painting:** The Board of Directors thanks Faith Goebel and Jane Anacreonte for painting the pool house.

**ADJOURN**

**Motion:** To adjourn the meeting at 5:13p.m.

**Made By:** Frank Polis

**Seconded By:** Chet Roskey - unanimously passed

Respectfully submitted,

Amy Cherenyock, *LCAM*

For and on Behalf of the Board of Directors