

May 12, 2011 @ 6 p.m. in the library's small meeting room

Larry calls meeting to order.

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Chuck Mucciolo made a motion to approve the minutes and Kip Brandrup seconded.

Larry Lofaro asked Robert Uhrie to please get minutes out sooner than 2 days before the next meeting. Larry also said to make the minutes briefer.

Treasurer's Report not officially prepared because Robert had not received the bank prior to the meeting. Per Quick Books, as of May 12th, there was income of \$37,922.09 and expenses of \$30,939.42. Also, there was \$22,979.77 in the checking account and \$21,698.54 in the interest bearing account. There are 15 statements with people owing in excess of \$200. Lot 8 owes \$480.

Lot 8 needs a special letter because amount owed is greater than \$450. Larry Lofaro and Robert Galvin were going to review all the past due statements.

Robert Galvin announced he would be out of town the month of June.

Rob Galvin verified taxes sent.

Robert Uhrie verified he made changes to the State of Florida website regarding changes to the board.

Chuck Mucciolo gave bills to Robert Galvin for reimbursement.

Robert Galvin wants approval from someone before writing checks to companies for things other than regular monthly bills.

Final access control payment is still due pending 1) the final inspection 2) the keys for the telentry and ? 3) gates opening automatically when data is being uploaded remotely and 4) keys to manually open gates.

Larry Lofaro wants the next meeting to be a special homeowners meeting to vote on street lights. Larry and Robert Uhrie will get together to do 14-day letter.

Robert Uhrie made a motion to accept the Rules and Regulations with an amendment that hedges be kept no less than 4' from the sidewalk. The motion was seconded by Mike Hansen and it was approved unanimously

Larry Lorafaro is going to make copies and mail out 100 copies.

Gate maintenance check must go out because the contract isn't valid until then even though the contract was executed May 1st.

ARC –No new applications. Mike Hansen is bringing to the next meeting a number of colors that the board will vote on and that homeowners can choose without ARC approval.

Violations –Eric Malkin said he is re-doing his committee because he can't open the letters he needs to send out to violators. He would like a 3-person committee to make it more manageable; it's easier to get 3 people together. Eric wants to send out 30-day letters before the board meeting which the board said was allowed. Copies of Eric's letters will go to Kip. Chuck offered to come to Eric's house to make sure Eric can access the letter.

Chuck Mucciolo encouraged board members to send out notices to parking violators. After 3 strikes, Chuck sends the 1st letter, just a notice, then a 2nd that also charges the violator a \$25 fine, then a 3rd that charges a \$50 fine and puts the violator on notice he/she may be towed.

Landscape and irrigation –Mark said a couple of sprinkler heads were replaced and said something needs to be done about the garbage trucks leaking fluids.

Kip brought 4 quotes for landscaping the front entrance. After a lot of discussion, Cut Above was chosen by the board to do the landscaping project.

At 8:47 p.m., Chuck Mucciolo made a motion to adjourn the meeting. Robert Uhrie seconded the motion. It pass unanimously.