

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, May 15, 2010
Meeting Location – Library – 10:00 am

Call to order.

The meeting began at 10 am.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

Motion to approve minutes of the last meeting by Larry Lofaro, seconded by Charles Mucciolo, all in favor, passed unanimously.

Treasurers report (Robert Uhrie):

- Operating account has \$28,207.54
- Interest bearing account has \$21,654.83
- To date 23 homeowners have not paid and he will call them.
- Received correspondence from attorneys, want to know if they charge for every letter, answer from Phil was yes however the letter in question was general information and will not be charged to us.
- Bills to be paid:
 - At&t - \$106 for one month – inquired to Phil if amount was correct; it was consistent with prior bills
 - Cobwra dues – no amount mentioned
 - Coconut Palm Lawn service \$1500 – consistent with or less than budget
 - FPL – three separate accounts – no amounts mentioned
 - Reimbursement to Kip Bandrup for \$82 for gate repairs
 - Reimbursement to Kip Bandrup for \$7.96 for aeration electrical services
 - Reimbursement to Fred (?) Calloway, a homeowner, for \$300 for 6 months lake cleaning
 - Two invoices from Specialized – not sure about validity – want to speak with Mark Halmo to verify prior to sending out checks

General discussion regarding gate expenses and need to get a good handle on costs to date, projected costs and current warrantees.

Motion made by Robert Uhrie to schedule special meeting to discuss gate issues; because many board members will be on vacation over next few weeks it was determined that a meeting was not necessary but clarification of charges with Kip Bandrup and Mark Halmo would need to take place. Agreement that the bill must be paid however we need to understand exactly what is it for to determine future budgets.

Questions regarding lake aeration and plants – will more charges come in? Regarding budget: spending \$4800 +/- on aeration system. Larry Lofaro suggested that \$500 more be budgeted for additional minor expenses relating to same.

Gate has cost us about \$4,345.00 before the \$3,215 invoice; budget is \$2000, we are \$5500 over budget.

With hurricane season coming up and street light costs we should get a handle on budget.

Larry Lofaro inquired as to the required emergency fund amount. Opinion from two former presidents was that \$2,000 should be set aside for hurricane expenses since we no longer have the large ficus trees.

Larry Lofaro also asked about reserves. Robert Uhrie mentioned that we had some unusual expenses for irrigation repairs, the block party, etc. We should revisit the budget mid year to get a handle on how to go forward for present and future projects as well as unexpected expenses.

Charles Mucciolo made the statement that reserve monies are monies of the homeowners and should therefore be used for the community and not just sit there. We have a pretty good handle on what our expenses are and how much do we keep as some 'earmarked' amount that is reasonable for potential catastrophes.

Eric Malkin, based on his experience with other associations, suggested that we keep \$20,000 earmarked for unexpected major expenses such as guardhouse repairs, roadway repairs etc. Also mentioned that we could be assessed for Lakeside Blvd. across Jog as part of the master association set up by Kennely.

All members agreed that earmarking \$20,000 for unexpected expenses.

Larry Lofaro asked that we show a line item amount for internal roadway future expenses for resealing; \$10,000 approximately in about 5 years.

Gates: motors and boards will need to be replaced about every 2 years. Electronics for the entry side are all new as of a year ago; the exit side was just redone with same. Need to speak with Mark Halmo and Kip Bandrup to get a better understanding of gate issues. We also have issues with the card reader.

Larry Lofaro made a motion to approve the treasurer's report, seconded by Maura, all in favor, approved unanimously.

Question regarding the cost of trimming palms for \$1450. General discussion regarding status of palm trimming. Charles Mucciolo stated that Coconut Palm is putting together numbers for treating the palms or removing and replacing them.

Bill Dardick and Robert Uhrie discussed the accounting program which is no longer produced and Robert Uhrie wants to purchase Quickbooks but did not have the cost available for this meeting.

Architectural review:

Nothing pending no members present.

Violations committee:

- Charles Mucciolo stated that he had been in contact with members asking them to bring forward names of potential new members and a chairperson but to date nothing has been done.
- Board may recommend members. Maura nominated Florin Tudor, Eric Malkin, Teny, the Spriggs, Michele Halmo, Ursula to be members of the committee, seconded by Larry Lofaro, all in favor, approved unanimously.
- Eric Malkin to contact them and set a meeting at his house to then establish a chairperson.
- Letters sent to homeowners from the Board regarding violations will come due in about 30 days at which time we will need to review the status of the violations and determine if further action will be taken.
- We gave them an additional 30 days as a grace period then we would do a 14 day letter.
- Maura Slaughter said we need to address Peter Saba's residence as it is falling into disrepair and will soon affect the surrounding values. No letter has been sent. We have to go on record regarding the violations. Is the Board willing to take on the expenses of covering the pool and maintaining the lawn? Maura Slaughter is going to look into the pool and driveway situation and remedies through code enforcement and advise the board as to what actions we might take. Larry Lofaro said we should send the 14 day letter but it was

determined we will need to see what the prior letters have stated and whether or not we can do the 14 day letter. After the 14 day letter we can then levy a fine of up to \$1,000 based on \$100 per day for 10 days.

- 9399 Aqua Vista Blvd. – renters are not paying rent and the home still has violations and there may be illegal additional renters. Charles Mucciolo elected not to call code enforcement for additional renters however did not because there was no tangible evidence that additional renters were living there. It is really not a Board issue it is a tenant-landlord issue except for any violations not addressed. Some violations have not been addressed to date. Part of the problem is that we have an out of town owner who appears to have certain financial limitations and therefore putting pressure on the owner right now for the violations may not help the situation.
- It was also discussed that there are several non residents associated with 9399 who gain access to the community via access cards or clickers so it is evident that the tenants are passing out access devices to who knows who and potentially jeopardizing the security of the community.
- Card reader has not currently been setup to individualize the access for lockout purposes. Some general discussion to change the system to enable lockouts even if it means having to reissue cards.

Fine enforcement:

- Robert Uhrie asked if we have the ability to fine for late associations payments because some number a late. Phil suggested a phone call and the waiving of late fee if the payment is received within a day or two.
- 23 payments are late as of this date.
- Robert Uhrie is looking for guidance on how to entice on time payments.
- Larry Lofaro made a motion that the Treasurer to use his discretion in applying late fees, seconded by Charles Mucciolo, all in favor, passed unanimously.
- Larry Lofaro made the point that we should not have selective enforcement and the board needs to establish a policy.
- Larry Lofaro made an alternate motion that when 30 days has elapsed from the time a payment is due, the treasurer shall contact via telephone the homeowner giving them an additional 5 days to make the payment after which time a late charge of \$25 has not been received at that time, seconded by Charles Mucciolo, all in favor, passed unanimously. Further discussion that there will be no extenuating circumstances.

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick – not present – no report

Landscape and Irrigation:

Charles Mucciolo reported:

- Luis gave a price of \$200 to repair irrigation.
- Luis gave a price of \$200 for the second treatment of dollar weed.
- Luis gave a price of \$230 per month for regular trimming of the Aqua Vista palm trees however Charles Mucciolo suggested that we should wait on this item until we get a handle on the budget.
- Luis gave a price of \$1450 every 6 months for the trimming of the 58 +/- palms at the front and sides but again Charles Mucciolo suggested waiting on this until we get a handle on the budget and landscape costs.
- Luis was asked to give a price on the repair of sod along Aqua Vista but has not yet done so.
- Charles Mucciolo made a motion to approve the expenditure of \$200 for the second dollar weed treatment and \$200 for the irrigation repairs, seconded by Maura Slaughter, all in favor, approved unanimously.

- Luis does things on a regular basis but is not proactive so it would be in our best interest to get a schedule from another contractor and then get prices from Luis to see where he is in comparison to Sunflower Landscape and perhaps a third bidder.
- PestSmart (Rocky) contacted Phil regarding a second treatment for white fly who suggested that much of the damage of the front ficus may be from sprinklers being on during the freezes or severe cold because he noticed they were on during those times. Ficus is susceptible to the pressure of the rotor irrigation spray. This assessment of the ficus damage was confirmed by Doug Fash of Sunflower who walked the property in preparation for a proposal. This repair of the ficus is something that should be a line item for future repair.
- Doug Fash at Sunflower also said: too much dollar weed which he felt should not need be treated with a herbicide because it is caused by too much water. Adjusting down the irrigation times should help the dollar weed problem. He also commented that the common area looks worse than the individual home sites which is opposite of what he normally sees.
- Sunflower is working on a schedule of tasks and costs.
- Robert Uhrie asked that Sunflower provide a cost for the individual homeowners if they get the job.

Lake maintenance:

Equipment on order should be here this week.

Unknown as to when the plants are going in – should be shortly after the aerators go in.

Gates and Security:

Discussed earlier.

Special projects:

Street Lights –

- Robert Uhrie would like to get a better handle on the costs before going forward
- We have enough in our funds to do the work
- The homeowners have voted for the lights and we are obligated to go forward
- Reiterated that we need a better understanding of the cost and timing
- Decided to defer until discussion with Kip Bandrup.

Guardhouse:

- Materials have not yet been purchased.
- Not yet sure of Mike Hansen's schedule to make improvements.

Holiday decorations:

- Charles Mucciolo suggested that we not use the rope lights and that they be taken down within a reasonable amount of time to be consistent with what we ask of residents. Suggesting we use a holiday light that can be taken down easily. The up lights we currently have should be the year round lighting for the entry and the holiday lights should be separate and distinct.
- Further discussion to be had on this issue.

Turn-around at guardhouse:

No discussion

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief explanation of what GL Homes wants to do with a land swap allowing them to build in the AgReserve. The county commission will not consider it if COBRWA and the Delray Alliance does not approve it. Eric asked for support or denial of the proposal. Board members had some questions regarding the overall impact and could not come to a consensus.

Old business:

None

New business:

None

Larry Lofaro made a motion to adjourn, seconded by Maura Slaughter, all in favor, approved unanimously. Meeting adjourned at approximately 11:45 am.

Next meeting date: Wednesday, June 9, 6:15pm

End of tape

Transcribed by Chuck Mucciolo, Secretary