

THURSTON GROVES HOMEOWNERS' ASSOCIATION Minutes of the Board Meeting held on Sept 11, 2007 6:00P

AGENDA Attendees: RC Kannan, Penny Hart, Rich Cantor and Betty King (CA)

Meeting was continued as quorum was established. Meeting was called to order and Roll Call of Directors was completed. Proof of notice of meeting was noted and entered into the minutes. Motion to approve Past Unapproved Minutes was brought up by Rich, seconded by Kannan and was approved with correction noted by Penny that the landscape committee was formed with 3 members including Mary Hester, Lee Ann Kudelko, and Sheryl Weisenberg.

Reports presented: Financial report was presented and Rich reviewed the Financial reports. Report accepted by voice vote.

Management report was presented by Betty. Report accepted by voice vote. Sprinkler system repairs have been completed. It was suggested we contact attorney to update association documents to specify allowable fencing and clarify maintenance requirements on unbuilt lots. Betty also suggested a committee be formed to review all association documents.

#### Unfinished Business Drainage and Erosion – Ridge Rd/Golden Eagle Rd Update

TG Nichols proposal has been received, but we are still awaiting one from McGeehan. Possible 3rd proposal coming from Botanical Creations. General discussion summarizing Betty and Penny's meeting on site with Florida Design representative Jay Hunting. He explained reason's for drainage problem and that their original plans had been altered once the homeowner's landscape had been installed. A "V" shaped trough along the wall, allowing drainage to the pond was part of the original design.

The board is to review options once the additional proposals have been received. Betty is to keep the city of Seminole and the homeowners involved in the loop.

Nominating Committee- Update Kannan has been unable to drum up interest at this point. Requests to the Homeowners present for assistance yielded no additional committee members at this time. Kannan felt he still had time.

#### Landscape Committee- Update

Penny explained that the committee was awaiting sprinkler repairs before planning additions/replacements. Now that they were complete, we needed to clarify budget allowances remaining for the calendar year in order to give the committee something to deal with. Trimming of oaks and mulching were also discussed. Annuals are also included as part of the existing maintenance contract. A budget of \$3600 was allocated to the landscape committee to spruce up entrances and mulch. The committee will formulate a plan. Penny will retain proposals from the existing maintenance company as well as Nick Watson and make the selection to be implemented in November.

#### New Business

#### Budget Planning

Preliminary budget prepared by CA and presented to the board for review/discussion. Betty called

*regarding the lighting contract and no changes are expected in 2008. Penny requested that the landscape budget be increased to at least \$10-12,000 since prior budget of \$5000 only allowed for replacements needed. Current landscape maintenance contract does not allow for mulch or quarterly annuals as in prior contract. Sprinkler maintenance must be done at least every other month rather than the current 3X year. Rich is to go over budget and make adjustments to areas needed and resubmit to board for approval for distribution. \*\*Budget meeting scheduled for November 13, 2007 6P Painting Perimeter Wall. Discussion of how rapidly the wall appearance is declining. Three estimates presented by CA, Penny and Rich were reviewed. It was determined that CA's proposal of \$22,680 from Island Painting was suitable for our needs. The other 2 were either very high or not all inclusive. Betty is to clarify verbage of "exterior wall" to encompass the interior of it as well. She will also have them confirm their own water source. It was discussed that our budget doesn't allow for the cost this year, even though the appearance warrants it being done now. An assessment vote will be necessary at the membership meeting for all or most of the cost since we are still a relatively new association and have only recently started building a reserve.*

#### Assorted items

- Betty explained that Swift Mud states that our lake maintenance/lily pads are within the proper limits. A homeowner expressed concern over the growth. Betty will request a modification. Fountain light and rear entrance lights are still out. Length of time to repair is unacceptable. Betty is to follow up. A proposal from Bob Janke to patch and repair roads as well as make them uniform in color was presented. The cost to the association was \$7000. Although an excellent idea, the expenditure of homeowners funds that is a city responsibility is not allowable. The association and homeowners need to speak to the city about the roads.*
- Annual Membership Meeting Scheduled for December 11, 2007 at 6P Signs will be posted earlier on all meetings Meeting was adjourned*