

**THURSTON GROVES HOMEOWNERS' ASSOCIATION**  
**Minutes of the Board Meeting held on September 3, 2008**  
**Attendees: Dean Bartles, Penny Hart, Rich Canter, Stella Lima and Keena Wood (CA)**

*At 6:40 PM quorum was established.*

*Meeting was called to order by Dean, and Roll Call of Directors was completed.*

*Proof of notice was noted and entered into the minutes.*

*Motion to approve past unapproved minutes was made by Stella and seconded by Rich. Motion approved.*

*Financial report was presented by Rich. It was noted that the 2007 operating surplus of \$ 16,535 was transferred into the working capital/reserve account. Financial report is available to anyone through the web-site. Penny made a motion to approve the financial report. Seconded by Stella. Motion carried.*

*Keena presented the management report. Violation letters were sent regarding satellite dishes, dogs, rust stains and grass height. Letter was sent to Progress Energy regarding overcharging of equipment. Wall painting project has been completed; a 5 HP irrigation pump has been replaced; additional paint has been purchased for touch-up in case of vandalism, especially along the Pinellas Trail; Ridge Road erosion project has been completed; upgrades to landscaping and replacement lighting at the rear entrance is in progress. Fountain lights keep tripping and the electrician will be notified. An insurance claim has been filed for damage to the lights at the rear entrance caused by vandalism; two replacement plaques for the columns have been ordered. Design Review Board has been formed.*

*Old Business*

*Dean reported four board members met with the public works director to discuss the roads and request a subsidy for street signage. The members were advised that Citation Court will be resurfaced probably by year-end and the city has agreed to replace the signage, hopefully within the next six months.*

*Dean reported that over 40 homeowners are now participating in Massey Lawn Treatment's group rate of \$200 per year. Additional homeowners can participate by contacting Massey directly. This is not an HOA project.*

*Unfinished Business*

*The cost of streetlights was discussed. Stella stated that the majority of the cost of our lights is the equipment rental, with electricity costing an average of \$6 per light per month. Rich stated that he and Walt Flynn had met with a representative from Progress Energy, and the equipment cannot be purchased. To cut costs, the alternatives would be to either reduce the number of lights or change the poles. Stella said that it costs the property owner approximately \$300 per year for street lights. The savings from either reducing the number of lights by 1/3, or keeping 61 lights and*

*replacing the poles would be about the same, approximately \$69.77 per property per year. The board decided that the benefit was insufficient to warrant making any changes.*

#### *New Business*

*The board ratified the vote to change the management company to Resource Property Management in December in order to reduce administrative costs. Motion was made by Penny, seconded by Rich. Motion carried.*

*The board ratified the vote taken last year to subsidize the cost of the wall painting from reserves. Motion was made by Penny, seconded by Rich. Motion carried.*

*Dean made a motion to approve up to but no more than \$100 to establish a Thurston Groves.org web-site that will be controlled by Thurston Groves. Rich seconded the motion. Homeowner, Bob Lima volunteered to establish the web-site. Motion carried.*

*The 2009 budget was tabled so that the board would be able to review it. It will be voted upon at the annual general meeting. A vote will also be taken at the annual meeting to move 2008 surplus funds into reserves.*

*Mary Hester and Rich Canter agreed to serve on a committee to obtain nominations for two outgoing board members.*

*Rich stated that there are lily pads growing all around the lake edge. Dean added that a homeowner has complained that Arrington has not been mowing down to water edge. Penny asked if Arrington had completed scheduled chemical treatment in common area. Keena will follow-up with companies involved.*

*Plans were discussed for an upcoming block party to be held in the Golden Eagle Drive cul-de-sac on September 27th. This will not be a HOA event. Homeowners will be asked to bring their own covered dish etc. Homeowner, Evie Ferry offered the use of her speaker and Bob Lima his music collection, so that the event can have music. Signs publicizing the event will be placed at the entrances. Distribution of flyers was also discussed.*

*Motion to adjourn was made by Penny, seconded by Rich. Meeting was adjourned at 7:45PM*