

Minutes of the General Meeting December 8, 2009

*Thurston Groves Home Owner Association
General Meeting December 8, 2009*

All in attendance introduced themselves. David Sferrazza gave the report of the Nominating Committee. Rich Canter, Sheryl Weisenberg and Michael Peters had agreed to place their names in nomination as incoming board members. No other nominations from the floor. Mary Walsh made a motion to close the nominations, Bob Lima seconded. Motion approved. New members were voted in by acclamation.

Quorum established 7:15 p.m.

Attending 32 by person or proxy. Board member attendance Stella Lima-present, Dean Bartles-present,

David Sferrazza-present, Evie Ferry- present, Brij Bihani-out of town. Resource Property Management-Gina Migliorese-present. Proof of proper notification of meeting approved (mail packet, signs, and website). Minutes from prior meeting were approved.

Officer Reports

Stella Lima reported to the attending and officers that overall it has been a busy but good productive year in Thurston Groves. She thanked the board for all their help and the homeowners for their cooperation. The basketball hoop issues were resolved graciously. Letters and/or pictures were sent to either banks or homeowners of vacant, pre-foreclosures, and foreclosures. The majority of issues with these homes have been resolved as much as possible at this time. All forms and information are kept updated on the website, www.thurstongroves.org by the web master, Bob Lima.

Dean Bartles addressed Stella's relentless pursuit for a wonderful job as president and noted how much she will be missed, which was seconded by all the board members.

Evie Ferry reported on the accomplishments during the past year: the repaving of Citation Court; new street signs; sidewalk repair by the City along Ridge; stolen plants replaced and warning signage installed; and new lawn and lake management companies.

In Brij's absence, Stella gave the financial report. In January, the 2008 operating surplus of \$22,605.27 was transferred into the reserve account. The balance sheet in October (the latest available) reflected total assets of \$113,551.62. Stella noted that \$3223.32 of that was Receivables from a foreclosed house, which in all likelihood would never be collected. Gina said that TGHO will get a fraction of that amount. The projected expenses for the year will be around \$85,000.00, and the board has been able to reduce the maintenance fees for the second year in a row, due to the decrease in expenses.

Landscaping

David reported that this year we changed maintenance company to Florida Environmental. Overall we are happy with the change and are expecting a \$7000/year savings.

Design Review Board

Rich Canter reported on behalf of the DRB that the design review board made 3 approvals on 3 requests this year.

Management Report

Gina reported semi-monthly walk thrus are being done and an email reports are sent to board members. She reported that she had recently completed a walk thru with Scott of Florida Environmental. Note- many homeowners brought up several issues with lake at this time of the meeting listed numerically below in Lake Issues.

Lake Issues.

Donald Cress complained of trash collecting at the edge of the lake. Gina had previously spoken to our new lake maintenance company, Aquatic Systems, who started November 1st, about trash in the lake. She explained that they come once a month and are hoping to get a better handle on it.

Smell & Sludge- due to SWFMD watering restrictions the fountains may only be run 4 hours a day resulting in poor circulation of water, and smell. Unfortunately until drought eases up there is not much we can do about that. Water level is too low, The sprinklers have been refurbished but are still picking up silt for the bottom of the lake. David advised attendees that he recommends having a device :(floating duck or other) installed to help regulate proper water level.

Lily pads and overgrowth- Aquatic Systems had just started one month ago at time of meeting and made a good decrease in the amount of Lily pads and overgrowth. They will continue to remove as much as we legally can. Stella explained that there is a required litoral shelf by swfmd for aquatic plants.

Unfinished Business

Fountains- Stella has worked to the point of frustration on the fountains. We are only permitted to run fountains for four hours a day. There is some kind of problem with the south fountain. Once this year both fountains were working during the day. When asked to switch them to the evening hours the lights on the north fountain then shorted out the south fountain. Currently only the north fountain is working. Neither the originating electrician nor the fountain installer is sure what is causing the issue. There was a new circuit board installed and it did not correct the issue. Fountains are currently set to run from 2-6 p.m. Rich made suggestion for a new electrician for whom he has a recommendation. Breaker from time to time trips. Mr. Cress volunteered to reset it when he notices it is off. Board will continue to work on issues and try to come to a resolution in the new year.

Progress Energy-July of 2009 brought a rate increase on the street light poles and fixtures, as well as the power used to light them, resulting in nearly doubling our cost for the electricity for our community street lights. The approx. cost is \$229/month for electricity use and \$2009/month for poles. which costs each lot owner \$300/year. There is now an additional \$215/month rate adjustment. Stella has filed a complaint with the Public service commission arguing that we should not be charged the additional 10.3% increase on the pole rental. Progress Energy stands firm on the increased charges.

Paint for wall repairs was located it was mistakenly left at the wrong address and will be picked up by Stella Lima following the meeting.

Westenberger Tree service has offered our community a group rate on tree pruning. If community commits to 50 trees 26 of which are on common area in Ridge Road side of lake, the group rate would be \$125/tree. A sign up sheet was passed around the room and emails regarding signing up for tree pruning can be sent to Evie Ferry at mrsreddog@mac.com. There was a complaint from a

few about the Oaks throughout the neighborhood near sidewalks. There are several with very low hanging branches, which can become a liability for the homeowners. Dean suggested that the new board should try to pass an amendment to allow individual homeowners to seek approval from the city to replace their oak along sidewalks with a different tree. Of course this would be up to each lot owners discretion and was only lightly discussed.

Neighborhood watch program- Corporal Kelly from the Sheriffs office came to the picnic this summer and did a tutorial on the neighborhood watch program. He highly advised it for our community. A committee to initiate the program needs to be formed and delegated. It would take volunteers who live near entrances and different stations throughout the neighborhood as well as a database for contact. There was interest at the meeting and hopefully people will volunteer. There had been several looting and petty thefts in the neighborhood this year noted at the meeting. One week, several unlocked cars were vandalized and items were stolen from them.

New Business

Live Oaks- Vote to remove Live Oak trees was approved.

Several discussions on how and when to remove was brought up. Westenberger Tree Service has given a proposal. There will be a meeting between board and landscaping committee after more bids and opinions on how to remove, and what to re-plant in their place.

City of Seminole will need an application to have them removed and replaced. The amendment allowing the TGHO to landscape outside the wall will be accepted together with the application. They suggest replacing them with Crepe Myrtles. Again the decision was not made on what will replace the Oaks. Bob Jahnke and Laura Williams have people they would like to get bids on the tree removal. Several attendees bring to attention either their likes or dislikes in removing the Oaks.

Vote was approved to allow the Financial Reporting Requirement (as required by Florida Statutes), where the Financial Statements are Audited. Reviewed or Compiled for the current Fiscal Year, be waived.

Other Business

Mary Walsh brought to attention the issue she is having with empty lots near her home with the overgrowth and overall generally un-kept look of the lots. Gina assured her that she contacts the owners to the best of her ability as she only has a mailing address for them, which slows the process each month of contacting them.

Mr. Cress complained about possible unapproved plantings around the lake area.

There were several complaints from attendees of cut-through speeding, illegal u-turns and several homes near 102nd that are dealing with people turning around in their driveways. Gates, speed-bumps, and lowering speed limits were briefly discussed. Evie Ferry is working on a gate proposal, which was passed around, however it still a work in progress. A copy of the proposal or questions or volunteers to aid in the gate project can be directed to Evie Ferry mrsreddog@mac.com

Conclusion:

Meeting was brought to a close at 8:30 PM.

