

Minutes of the General Meeting -December 1, 2010

Thurston Groves Homeowner's Association

Minutes of the General Meeting held on December 1, 2010

Board Attendees: Sheryl Weisenberg, Brij Bihani, Rich Canter, Mike Peters and Kelly Kerr (Manager with Resource Property Management)

At 6:05 quorum was established-between proxy votes and 12 owners in attendance besides the four board members. Meeting was called to order by Sheryl and Roll call of Directors was completed. Proof of Notice (signs, website) was noted and entered into the minutes. Motion to approve minutes of the past annual meeting was made by Stella Lima and seconded by Bob Lima. Motion approved.

Reports of Officers:

President Sheryl stated that the lake lights and fountains had been repaired and have been functioning in an acceptable manner for the last several months. Also the graffiti on the walls has been addressed and painted over at no charge by the juveniles in correctional facilities. Sheryl noted the use of the TG website for communication of status to the residents.

Sheryl also provided summary of estimated costs and ongoing increase in annual dues for gating the community. Some of the owners present gave their opinions and, seeing that there was a renewed interest in gating the community, a decision was made to survey all the owners door-to-door in January of 2011. A letter informing the owners of the gate committee's current findings as well as potential estimated costs will go out prior to the door-to-door survey. Objective is to get a feel on whether there is sufficient support from the residents to fully pursue the gate effort.

Residents going door-to-door:

Bob Jahnke-Homes on Golden Eagle

Sheryl Weisenberg-Homes on Citation Ct

Keith Kappeler-Homes on Falcon Terrace

Mary Walsh -Homes on Thurston Groves

Brij Bihani-to coordinate the survey effort

Landscaping report by Mike Peters:

Mike reported on the Oak Tree removal and replacement project. He had been working with the city re permits and so on. he Oaks needed to be replaced with city designated acceptable replacement somewhere else on the property of equal size.. If we only remove then the cost just for the permit would be upwards of \$25,000 for all the oaks based on some calculation from the city. All present agreed that it is cost prohibitive to continue this project and agreed with Mike to stop wasting time on this issue. Motion was made and carried to move the \$40,000 reserved for the oak tree project back to the general reserves of the HOA.

Additionally, Mike reported that the first phase of landscaping at the two entrances and beds at corner of Ridge and 102nd has been completed. Mike also expressed his frustration over repeated unsuccessful follow ups with Scott from Florida Environmental who is our current landscape and lawn maintenance contractor. It was suggested that Scott be given one last chance to improve their service before we get forced to look for another provider.

The landscaping cost thus far is \$5,600 which left \$4,500 in this year's landscaping budget. Motion was made to add this to 2011 landscaping budget of \$11,000. Motion was carried with one opposing vote by Brij Bihani who felt we are not getting the value for our landscaping dollar and that if it is in the budget we will tend to spend it. Bob Jahnke expressed the same concern. Bob Jahnke came forward to get on the landscaping committee and work with Mike and other members to lend a hand in evaluating plant materials for suitability and costs. Mike and others welcomed Bob to the committee and committed to work with him going forward.

Keith Kappeler raised concerns about the house on Falcon Terrace under foreclosure for the last two years or so. The grass is all dead and there are weeds growing on the drive way pavers. Also the house is rat infested causing concern for neighbors around that property. It was decided that Sheryl will speak to the city regarding the rats. It was suggested the nearby homeowners also should call the city and register their complaints. Additionally if there is any drug or vandalism activity the homeowners should call the police as many times as needed.

Treasurer's report by Rich Canter:

Rich reported our reserves to be adequate without the gates at the current time and that the annual dues can stay unchanged for 2011. Motion to approve the new budget was made, carried and approved.

New Member Laura Williams volunteered to get back on the board and fill one of the two empty slots. The current board welcomes her.

The meeting was adjourned at about 8PM.