

Minutes of the Board meeting July 18, 2012

THURSTON GROVES HOA
BOARD OF DIRECTORS MEETING
July 18th, 2012 at 6:30pm
Seminole Recreation Center
9100 113th St North, Seminole, FL

MINUTES

- *Call to Order – Meeting was called to order at 6 PM, by President Hester.*
- *Establish Quorum*
- *Board Members Present: D Hester, R Jahnke, B Lima, and D Cress*
- *Also Present: Patricia G. Rath, CMCA, AMS – Temporary Manager*
- *Proof of Notice of Meeting Mr. Hester advised that the meeting was posted on July 16, 2012 at 7 AM, as per the documents and Statutes.*
- *Approval of April 9th 2012 Board Minutes*
 - *MOTION, to accept the minutes of April 9, 2012 as written. Motion made by B. Lima, seconded by R. Jahnke. Unanimously carried*

Treasurer Report – B. Lima

- *Mr. Lima confirmed that the reserve monies of \$11,778 has been transferred from C1 Bank to BB&T.*
- *LEGAL will be over budget due to delinquency of #29, as this home is in foreclosure and the Bank will be settling with the Association Attorney.*
- *Lot #1 is with the Attorney (lien).*
- *The Board should consider a calendar schedule for the 2013 budget along with a list of maintenance items to be considered for the new budget.*
- *Summary: we should avoid unnecessary expenses except for those priority ancillary expenses. Non-essential projects should be considered for next year's budget.*

Dan Hester mentioned that there may be some shifting of funds in order to accommodate foreclosure cost of lot #29. Lima says we have a couple of thousand dollars available between Income less expenses if fiscal 2012.

Web-Site – Mr. Lima advised that the Domain name has been secured for another year and the Board agreed to change the web-master to another company assuring better up time at no additional expense. Estimated cost \$130.00. Board agreed without a motion.

President's Report –

- *Significant Improvements made*
- *Tree Project has been complete and trees established with latest rainfalls*

Manager's Report-

- Reviewed Existing coverage for D& O Insurance. Pat Rath suggested a seminar to the board with insurer.
- Reviewed Proposals from Lawn & Maintenance vendors (Trimworks, Alexander's, Cut-Rite)
- No decision can be made without further review and questions with vendors. Bob Jahnke will report back at next meeting. Trimworks seems to have the lowest proposal.
- Need to check the contract cancellation terms with Florida Environmental.
- Discussion of latest violation letters.

Old Business:

SWFWMD Status-Bob Jahnke

- It was reported that Swiftmud has advised what we should and should not do to the pond on June 13, 2012. Swiftmud will re-evaluate at the end of July. No permit to augment the pond should be considered for the 2013 budget. Bob Lima mentioned that we do not have a permit to augment the stormwater pond. Mr. Lima also suggested the board consider modifying the irrigation pump to to the deep well pump, allowing irrigation not to drain water from the pond.
- Dan Hest recommended that RPM work with Swiftmud to determine the following: Was there any point in time to augment the pond; if so look to see if a permit was approved; if so, with what restrictions.

Is the deep well to be used for watering the common areas, if so, under what watering restrictions, if not, can we obtain a permit to do so?

What changed and when?

Ridge Road Drainage

Dan Hester' met with the city of Seminole. The city's position is that the changes made from the swells being removed by the property owner's landscaping.

After much discussion, it was determined to have RPM obtain the costs of a Hydrologist to inspect, determine the cause and provide a solution for proper drainage.

Main Entrance Improvements

Dan Hester suggested that we need a professional to look at the bed and entrance instead of a landscape committee.

New Business

- Establish Maximum Spending limit w/o Board Approval-
- The President reaffirmed that the Board will not vote via email.
- RPM said that our agreement allows for manager to spend no more than \$500 unless it is a budgeted item or emergency. After much discuss it was agreed to follow the \$500. Limitation as stated in the RPM contract.

Motion: To authorize President to authorize up to a thousand dollars for expenditures as needed.

- Motion made by B. Lima, seconded by R. Jahnke, Unanimously carried
- Legal Clarification on Article IV, Section 5 – Moved to a future Board Meeting

DRB Manual Changes – Moved to future meeting

Establish a Fine Committee – After much discussion, it was determined that such a committee was not necessary at this time.

Motion: To have RPM to allocate \$1,500.00 for environmental Karin's Engineering Group to give an opinion as proposed in their proposal (retention bank erosion.)

- *Motion made by Dan Hester, seconded by Don Cress, Vote Yes; Hester, Cress. Vote No: Lima & Jahnke. Tie Vote, Motion did not pass.*

Wish List – It was determined that if any board member felt that something should be considered that they should call or e-mail their thoughts to the President.

Newsletter for Fall and Spring – Moved to a future Board Meeting.

Wall Graffiti

Dan has ordered signs placed along the Pinellas Trail Wall ("Under Surveillance")

Fill Board Vacancy

MOTION, to appoint Frank Krohe to fill the vacancy, left by the resignation of,

Motion made by B. Lima, seconded by R. Jahnke, Unanimously carried.

MOTION, to appoint, Frank Krohe as the Association Secretary.

- *Motion made by B. Lima, seconded by D. Hester. Unanimously carried.*

Management was asked to recommend a procedure to set up the staggered terms before the December Annual Meeting.

Owners comments: –

- *Miss Mary – Suggest a path around the common area so that all the homeowners can enjoy the area. Board responded and discussed the easement problem, especially after all the lots are sold adjacent to common area.*
- *Dr. Dean suggested we buy an empty lot and put a gazebo as an entrance to common area. He also commented on using a vendor to examine the water problem. He would rather use a hydrologist.*

Adjournment: There being no further business, meeting was adjourned at 8:25 PM.

Motion by Bob Lima, second, Dan Hester, unanimously approved.

Respectfully Submitted,

Patricia G. Rath, CMCA, AMS

RESOURCE PROPERTY MANAGEMENT

Minutes Approved by TGHO board August 1, 2012