

Minutes from Board Meeting October 29, 2012

THURSTON GROVES HOA
BOARD OF DIRECTORS MEETING
October 29th, 2012 at 6:00pm
Seminole Recreation Center, Seminole, FL
(unapproved minutes)

Call to Order: Meeting was called to order at 6:04 PM, by President Hester.

Establish Quorum:

Board Members Present: Dan Hester, Robert Jahnke, Bob Lima, Dean Bartles and Frank Krohe.
Also Present: Patricia G. Rath, CMCA, AMS, and Cary O'Connor, LCAM Resource Property Management and 4 home owners.

Proof of Notice of Meeting: Dan Hester advised that the meeting was posted on property as per the documents and Statutes.

Approval of September 18, 2012 Board Minutes:

A motion made by Robert Jahnke and seconded by Frank Krohe to accept the minutes from the September 18, 2012 as presented. All were in favor and motion carried.

Treasurer Report: Bob Lima

- That there were no corrections to made on the September Financial Statement.
- The Total Assets were \$167,042. This compares with \$154,000 last year at this time.
- The Reserve Account totals \$100,745.
- The Maintenance and Repair was under budget by \$1,067.
- The Utilities were under budget by \$3,899 due to the City of Seminole annual rebate that was applied to the street lighting expense.
- The Administrative fees are over budget by \$1,320 due to legal fees for delinquencies.
- We are 9 months into the fiscal year and are approximately \$7,000 under budget.
- Bob stated that the financials are on the website for any home owner wishing to view them.
- The 2011 budget was similar to the 2012 budget. The Association has been under budget 10 years in a row.

Presidents Report: Dan Hester

Dan introduced Cary O'Connor as the new Property Manager, and thanked Pat Rath for her work the past several months.

Manager's Report: Pat Rath

- Foreclosure Lot 29 – The Foreclosure has been filed and there is a 45 day wait. Dan Hester asked Cary to check on the delinquency status and update the board every month.
- Ratify Holiday decorations – Pat Rath presented a proposal by Decorating Elves for \$2,304. There is \$2,600 in the Budget for holiday decorations. There was a lengthy discussion on the lighting and disappointment of the decorations last year.

A motion was made by Bob Lima to have Pat Rath negotiate a better deal with Decorating Elves and to have them increase the number of lights in the entry way. Frank Krohe seconded the motion. 4 members approved the motion, and Dean Bartles abstained from voting. The motion passed.

Landscape – Pat reported that the Magnolia Tree was removed and the stump was ground down. Dan Hester stated that a home owner requested that the fountain grass be trimmed at the 102 nd street entrance. The Board agreed that Trim Works should go ahead and trim the fountain grass way back. Bob Jahnke reported on behalf of the Landscape Committee that the plantings at the entrance need to be worked on. Dan Hester was disappointed with the size of the plantings, and thought there would be additional coverage to make a more of a statement. It was decided that the Landscape Committee; Bob Jahnke, Penny Hart, & Mary Hester meet with Vern of Trimworks, and Pat Rath and Cary O'Connor to look at enhancing and replacing the plantings to make a better presentation. Violation Letters – Pat said that violation letters have gone out for yard clean up and garbage cans. Other – There was discussion about the lights at the 102nd Street entrance being on all the time. Pat Rath was asked to contact Outdoor Lighting Perspectives. Dan Hester made a motion to have the conversion done of the deep well pump for a cost of up to \$2,500. Get 3 bids to include a switch to use either the pond or deep well water. Frank Krohe seconded the motion. Unanimously passed.

Tentatively approve 2013 Proposed Budget:

Frank Krohe motioned and Dan Hester seconded that the last 5 years of debt, totaling \$8,435.32 be written off. 4 board members approved the motion. Bob Lima was opposed. Motion carried.

A discussion followed about at what level of Reserves is enough. Pat Rath recommended a Reserve Study be done. The Board agreed and asked Pat to get quotes for a Reserve Study.

A motion was made by Dean Bartles to reduce the monthly maintenance fees to \$1,100. Dan Hester seconded the motion. All were in favor, motion carried unanimously.

Owner's comments:

- Penny Hart said that the entrance signs are 10 years old and asked what preventative maintenance if any needs to be done.*
- Robert Jahnke mentioned that the 102nd Street wall is green on both sides and needs to be cleaned.*

Adjournment: There being no further business, the meeting was adjourned at 8:22 PM.

*Cary O'Connor, LCAM
RESOURCE PROPERTY MANAGEMENT*

Approved Feb. 16th 2013 by the TGHOA Board of Directors