

Minutes from the Board Meeting September 18th, 2012

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

Establish quorum

- *Four Directors present: Dan Hester (DH-Pres), Bob Jahnke (BJ-VP), Bob Lima (BL-Treas), Frank Krohe (FK-Director) Don Crest position vacant do to resignation*

Call to Order : 6:35 pm

*Proof of Notice of Meeting: Signs were posted on Sept. 17th morning
Approval of July 18, 2012 Board Meeting Minutes*

- *Motion : BL, 2nd: BJ Vote: Unanimous
Treasurer Report*

- *Review Proposed Budget for 2013*
- *Revisions made by BL w/copies to board*
- *Original budget was increased 15%, an attempt was made to revise it to budget neutral, still maintaining planned improvements with an emphasis on landscaping and sprinkler improvements.*
- *Reductions included:*
- *A reduction in the Reserve Plan allocation (\$20,000), which is not allowed in by-laws.*
- *Refinements in Street lights and legal.*
- *Proposed Maintenance Fees to go from \$95,645 (2012) to \$95,640 (2013)*

Discussion on budget:

- *RPM asked about the approx \$8,000 in bad debt for 2013. Board consensus was that we should show it on the books in something like bad debts.*
- *DH mentioned that "he didn't think we needed a motion on this budget because we have a meeting next month to approve it with its final changes before a vote". Later discussion mentioned making this a tentative budget approval and send to board. If board is unanimous, then another meeting would not be needed.*
- *No motion was made on any of the discussion points.*

Manager's Report

1. *Staggered Terms for Board Members. Agreed to having BJ & FK terms end in Dec. 2012 and be re-nominated for a full two year term. The additional 3 board member term will not terminate till Dec. 2013.*
2. *Violation Letters (9)*

3. *Landscaping contract with Trimworks is signed (bonded, insurance & licensed)*
4. *Pinellas Trail "Surveillance signs" ordered (25 for \$300) but not yet installed.*

Old Business:

- *RPM to include two board vacancies for the Dec. 6th General Membership meeting*
- *Ridge Road Project- Xeniscape/FI Friendly*
- *There was a variety of disagreement on this. Tabled for future.*
- *Main Entrance Improvements*
- *Approved Removing & replacing Dead Magnolias and Trimwork proposal*
- *Foreclosure: Attorney Zacor informed board via RPM:*
- *Understands TGHO has approved going forward with foreclosure, there are other problems with the unit other than foreclosure :*
 1. *Bank America holds 1st & 2nd Mortgages (\$609K & \$250k).*
 2. *The Tax roll value is \$460k*
 3. *There are several liens from circuit court (personal fines)*
- *Questions on property: Are we responsible for taxes?*
- *We may be responsible for the 1st mortgage but we can not also pay the 1st and force Bank America to foreclose on TGHO if we took title. We can rent it but will have to disclose that the rental property is in foreclosure.*
- *We don't know the condition of the house and will have to evict the tenant (can get messy) . We don't know what how long it will take and not sure what we will be left with. According to DH, the attorney says "we should not only go forward with foreclosure but TGHO has a responsibility to foreclose".*
- *Motion by BJ, 2nd FK "To proceed with the attorney foreclosure recommendations. And \$1505 invoice. Vote: Yes: Unanimous*

Minutes Approved by TGHO Board of July 18, 2012 Board Meeting Minutes Motion : BL, 2nd: BJ Vote: Yes: Unanimous

- *New Business*
 - *Fill vacancy for Don Cress resignation*
 - *Nominations: Dean Bartles. Unanimous approval*
 - *Date of next meeting – Oct. 23, 2012 – Tentative Budget Approval*

MOTION SUMMARY:

- *Approval of July 18, 2012 Board Meeting Minutes Motion : BL, 2nd: BJ Vote: Yes: Unanimous*
- *Board Vacancy: Motion by DH, 2nd not ?: To fill vacancy with Dean Bartles Vote: Yes: Unanimous*
- *Magnolia Tree: Motion by BL to approve no more that \$1500 to remove & replace dead magnolia at the 102nd st entrance. 2nd by DH, Vote: Yes: Unanimous*
- *Trimworks Entrance improvements for \$675: Motion by BJ to approve no more that \$1500 to remove & replace dead magnolia at the 102nd st entrance. 2nd by FK, Vote: Yes: Unanimous*
- *Motion by BJ, 2nd FK "To proceed with the attorney foreclosure recommendations. And \$1505 invoice. Vote: Yes: Unanimous*

Public comments included questions about common ground easements, not increasing fees, and board responsibilities on spending.

Adjourned at 8:30 pm