

THURSTON GROVES HOA
BOARD OF DIRECTORS MEETING
April 13th, 2013 at 2:30 p.m.
Seminole Recreation Center, Seminole, FL

Approved Minutes- May 28th, 2013

*Establish quorum- Board Members present **
Call to Order and Roll Call of Directors

- Dean Bartles*
- Bob Lima*
- Dave Sferrazza*

Proof of Notice of Meeting- Signs posted April 10th

Special Business

Ratify Dave Sferrazza to fill Jahnke position (expires Dec 2014, resigned 4/10)

- Motion to ratify email vote presented by Bob Lima, seconded by Dean Bartles, and unanimously approved. Motion carried.*

Nominations for:

Director 4 - (Dan Hester vacancy- expires Dec 2013, resigned, resigned 3/12)

- Motion to nominate Rich Canter presented by Dean Bartles, seconded by Bob Lima, and unanimously approved. Motion carried.*

Director 5 - (Frank Krohe vacancy- Expires Dec. 2014, resigned 2/13)

- Motion to nominate James Kieffer presented by Bob Lima, seconded by Dean Bartles, and unanimously approved. Motion carried.*

Election of Officers

- Motion to nominate Bob Lima as President presented by Dean Bartles, seconded by Dave Sferrazza, and unanimously approved. Motion carried.*
- Motion to nominate Rich Canter as Treasurer presented by Dean Bartles, seconded by Dave Sferrazza, and unanimously approved. Motion carried.*
- Motion to nominate Dave Sferrazza as Vice-President presented by Dean Bartles, seconded by Bob Lima, and unanimously approved. Motion carried.*
- Motion to nominate James Kieffer as Secretary presented by Dean Bartles, seconded by Dave Sferrazza, and unanimously approved. Motion carried.*

Approval of February 16th, 2013 Board Meeting Minutes

- *Discussion: The Feb. 16th meeting was a continuation of the organizational and will be reflected.*
- *Motion to approve minutes as amended presented by Dave Sferrazza, seconded by Dean Bartles, and unanimously approved. Motion carried.*

Treasurer's Report – Bob Lima

March Financials are ok

- *Bad debt: Lot 29. Dave Sfezzarra is not involved in the Short Sale.*
- *Lot 50- write off \$47.22 late fees. Bills were late being delivered.*
- *Lot 61 Needs a lien (\$1550)*
- *Lot 01 Check to make sure there is a lien (\$2601)*
- *Transfer from last years reserve amount \$6187.10 into reserves*
- *Motion to approve treasurer's report presented by Dean Bartles, seconded by Dave Sferrazza and unanimously approved. Motion carried.*

Manager's Report . *Suann (not present) deferred to he last walk-thru.*

- *RPM should notify President all violation letters for approval prior to mailing. Inspections should be carried out 2 times a month per contract.*
- *Bi-monthly reports by RPM will include drive thru inspections, Vern's report, any updates that are needed to be communicated to the board.*

Old Business

- *Status of Irrigation/Pump project. Sprinklers at Zone 1,2 & 5 are working and look good. Pump work will start April 22nd. Zone #8 (ridge) needs work and was quoted at \$600 + \$200 for south end. Dave & LC will meet at location to review.*

Wall Mildew cleanup bids

- *High bid of \$10,000 (Is Paint), \$5900 (QCI) and Milditron (bubba) \$900 w/o water.*
- *Bob Lima will discuss with Milditron regarding getting a water truck.*
- *Motion to allow President to spend up to \$3,000 to wash the outside wall and a couple of inside sections presented by Dean Bartles, seconded by Dave Sferrazza and unanimously approved. Motion carried.*

Meeting with Trimworks

- *Action plan includes monthly worksheet. Issues will be resolved by April 22nd.*

New Business

Landscape Committee Discussion

- *Followup re: Oak trimming and Palm fertilization. Bob Lima had some concern regarding Oak trimming with pole saw. Dave & Bob will inspect and mark for Clearview to review.*
- *Entrance- Spend most of budget at front entrance Back entrance minor plants for now.*
- *Board feels that it would be ok to have another vendor to only handle the flowering landscape.*
- *Palm Trees at entrance- find out if the notches can be trimmed without harming trees.*
- *Dave Sferrazza will be the new LC Board Liaison person.*
- *Was a landscape plan submitted to Lot 57?*
- *Motion to Ratify Suncoast proposal (\$3900 + \$2400) Dean Bartles, seconded by Dave Sferrazza and unanimously approved. Motion carried.*

Date of next meeting – TBA

Adjournment – 4:01 pm

** Guest Present: Prasad Lingamamina – Lot #34*