

THURSTON GROVES HOA
BOARD OF DIRECTORS MEETING
February 16, 2013 at 2:30 p.m.
Seminole Recreation Center, Seminole, FL

MINUTES- Approved April 13, 2013 by BOD

Call to Order: Meeting was called to order at 2:30 PM, by President Dan Hester.

Establish Quorum:

Board Members Present: Dan Hester, Robert Jahnke, Bob Lima, and Dean Bartles.

Board Director Frank Krohe had resigned from the Board earlier in the week.

Also Present: Suann Schey, LCAM Resource Property Management and a few home owners.

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

Election of 2013 Officers:

A motion to maintain the same officers as before for 2013 was made by Dean Bartles and seconded by Dan Hester. Following some discussion by Dean Bartles and Dan Hester the motion failed, with Dean Bartles and Dan Hester voting yes and Bob Lima and Bob Jahnke voting no.

A motion to nominate Bob Lima for President was made by Bob Jahnke and seconded by Bob Lima. Following discussion by Bob Lima, motion failed with Bob Jahnke and Bob Lima voting yes, and Dean Bartles and Dan Hester voting no.

A motion to nominate Dean Bartles for President was made by Dan Hester and seconded by Bob Lima. Before discussion by the Board, Dean Bartles gave a brief summary of his philosophy on how the Board would run if he is elected President. The Board had some discussion and the motion carried with Bob Jahnke voting no and all other Directors voting yes.

A motion for all other officers to remain the same for 2013 was made by Dan Hester seconded by Bob Lima and unanimously approved. Motion carried.

Approval of October 29, 2012 Board Minutes:

A motion to accept the minutes from the October 29, 2012 as presented was made by Dan Hester, seconded by Bob Jahnke, and unanimously approved. Motion carried.

A motion to accept the minutes from the December 6, 2012 Organization Meeting of the Board of Directors was made by Dan Hester, seconded by Bob Jahnke and unanimously approved. Motion carried.

Treasurer Report: Bob Lima

Bob Lima gave a brief report on the current financials.

A motion to keep the 2012 surplus of \$6,187.10 in the 2013 Operating Expense portion of the budget instead of moving it into the Reserves as in the past was made by Bob Lima, seconded by Dan Hester and unanimously approved. Motion carried.

Treasurer reported that a the motion from Oct. 29th 2012 requiring RPM to write off 8,435.32 was not carried out. President Bartles asked RPM to execute the motion or provide an answer why it cannot be done. Suann will discuss with RPM Comptroller.

Presidents Report: None given.

Manager's Report: Suann Schey

Reminder to the Board of Directors that emails are official records and should be used wisely, as well as a reminder of email etiquette.

Several violation letters has been sent to various owners mostly concerning cleaning roofs, cleaning up landscaping, and stains on sidewalks/driveways.

President Bartles recommended that the board not email RPM, but rather send all communications Dean for contact with RPM. Dean also asked Susann to send all violation letters to him for approval.

Old Business:

Well/Irrigation Project Scope of Work

Bob Jahnke gave an evaluation of each of the well/irrigation companies that submitted proposals.

Trimworks is not equipped to do this type of well project

Circle W did not provide all requested information

Kellis Williams did not provide all requested information

Suncoast Irrigation appears to be best equipped for the project

Two other companies did not respond

Bob Jahnke recommended Suncoast Irrigation for the project. There was a great deal of discussion by the Board of Directors and objections on the part of some of the Directors on the lack of providing a Scope of Work for all contractors to bid on so that all proposals would be based on the same information.

Bob Lima felt that Circle W and Suncoast Irrigation were most likely the best equipped and experienced for the Thurston Groves well/irrigation project. He also recommended that a Scope of Work be developed by consolidating the best of systems suggested by the contractors.

A motion to provide a written Scope of Work to Circle W and Suncoast Irrigation for them to submit a proposal based on that Scope of Work was made by Bob Lima and seconded by Dan Hester. The Board of Directors discussed the motion at length, with additional input from some of the attending owners. The motion was unanimously approved. Motion carried.

New Business:

Landscape Committee Discussion

Mary Hester, attending Landscape Committee member, discussed with the Board the Committee's prioritized list of plant replacements, tree trimming, front entrance cleanup, irrigation issues and eventually new plantings. All was in agreement that the well/irrigation project should be completed before any of the landscaping projects begins. However the Committee does not want to wait for Board approval of the amount of funds to spend once the well project is complete. They would like to have some pre-approval so that the landscaping can begin immediately.

A motion to approve up to \$10,000 for the Landscape Committees use that the money is to be allocated in specific areas such as \$5,000 to be used for dead plant replacement, following their prioritized plan and presented to RPM for disposition was made by Dan Hester, seconded by Dean Bartles and unanimously approved. Motion carried.

Landscape Committee Members

The Board of Directors discussed the issue of Directors serving as Chairman of committees and/or serving on committees that were advisory in nature to the Board. Some Directors felt this could cause a conflict for the serving Director when voting on the committees recommendations.

A motion to prohibit Board members from serving on any committee was made by Dan Hester and seconded by Dean Bartles. Motion failed with Dan Hester and Dean Bartles voting yes, and Bob Lima and Bob Jahnke voting no.

A discussion followed regarding Trimworks lack of attention to their contract obligations:

- a. Fertilization*
- b. Trimming*
- c. Providing RPM with a schedule of when they will perform their responsibilities.*

Also, everyone felt that preference should be given to Xeriscaping, focusing on plants that require less irrigation (Florida friendly).

Adjournment: There being no further business before the Board, Dean Bartles called for a motion to adjourn.

A motion to adjourn the meeting was made by Dan Hester, seconded by Bob Lima and unanimously approved. Meeting adjourned at 3:55 p.m.

Respectfully Submitted,

Suann Schey, LCAM
RESOURCE PROPERTY MANAGEMENT