

Thurston Groves Homeowner's Association
Minutes of the June 16th 2015 Board of Director Meeting
Seminole Recreation Center

CALL TO ORDER: At 6:30 pm .Board Attendance:Janet Dent, Bob Lima, Aaron Sheets, Larry Tieman, Robert Siegel

- **PROOF OF NOTICE:** Two outdoor signs from Jun. 12 -16, 2015
- **APPROVAL OF PREVIOUS BOARD MEETING MINUTES :**
- The board unanimously approved waiving the reading of the minutes.
- **RATIFY BOARD VOTES**
- **Lot #36** request for waiver of interest approved (\$9.67); request for waiver of late fees denied. History of being late since 2009
- Lot #39 late fee waived (\$82) family health issue
- Michalak Tax Attorney (\$225)
- Advanced Insurance Underwriters (\$4489.57)
- Outdoor Lighting (\$670)
- Samuels request to remove iron gate approved/contracted; \$3000 in escrow until completion. Contract was signed April 29, 2015. Lima went on record that he did not approve the original email vote.
- DRB decisions
 - Apr. 24th DRB Approved 10243 Thurston G Landscape application
 - Mar 5 – 10242 Thurston Grove pool modification
- **OLD BUSINESS Updates**
 - SWFWMD status (irrigation off 4.17.15)
 - Dec 2002 TG permit to drill deep well for irrigation
 - ?2013 lines clogged/well presumed to be silted; irrigation process changed but not permitted. Water from pond/refill pond from well – like golf courses...
 - 2014 SWFWMD noted violation in conjunction w/info from homeowner across from pond/congressional complaint filed – pond overflow flooding house
 - HOA hired Hagler to respond to violation; report submitted 6/4/15; models show our pond not responsible for complaint
 - High Point got favorable water sample tests — very strong outflow with no sand after 60 minutes of testing. \$80
 - Well re-hooked to irrigation system \$350– should be flushed today and annually
 - Reserve Study received mid-March
 - IDs items to fund from Reserves and estimated timeline for repairs/upgrades
 - Board will review and consider during Budget preparation
- Gated Community Issue (one or two)
 - \$10k per year?
 - Gates (one or two)
 - Street resurface costs \$167,000 (2014)
 - Sewage issues unknown
 - Front Entrance – PRIVACY GATE option works.

- *Rear Entrance – ARM Gate (like airport parking) that would self open only. Requires median – could be problematic for delivery trucks and consumer trucks/SUVs.*
- *Need committee to investigate the cost and maintenance along with pros/cons.*
- *Landscape Committee*
 - *Met with Fieldstone (TG current grounds keeper) a couple of times.*
 - *For 360° viewpoint, also met with 3 more vendors: Bayscape, Express Lawn Service, and Floridigenous Landscapes – all were rated very highly, licensed, insured, etc. Of all the three, we got a very good feeling from Bayscape and Floridigenous.*
 - *Will collate inputs and present the options with advantages/disadvantages to the Board.*
- *Landscape lights*
 - *Requested bid/proposal to replace expensive lights at back entrance with cheaper ones; use expensive ones from back as repair for front lights*
 - *One already moved – landscaper and lighting co don't know who did it...*
- *Approval for Electronic Notices*
 - *51 received as of 06 Jun 2015*
 - *Will enter into Excel Spreadsheet*
 - *Lisa will only send out emails*
- *Social Committee held Block Party March 15, 2015*
 - *Perhaps another party in Fall*
- ***NEW BUSINESS:***
 - *Speeders along streets. City to meter test pending.*
 - *Need DRB member, especially in construction design.*
- ***Motions Approved:***
 - *Ratification of emails noted above.*
 - *DRB approvals noted above*
 - ***NEXT BOD MEETING: TBD October Budget Meeting***
- ***ADJOURNMENT: 6:45 pm***

Minutes of the Board meeting June 6th, 2015

Submitted by:

Bob Lima – Director, Secretary TGHOA

Aug. 11, 2015