

TGHOA Board Meeting October 13, 2015

Location: Seminole Recreation Center 2nd Floor

CALL TO ORDER: 6:05 pm

Attendance : Janet Dent/President, Larry Tieman/VP, Bob Lima/Secretary. Robert Siegel joined meeting at a later time. A quorum was present at all votes.

PROOF OF NOTICE: Mailing and Signs 48 hrs in advance

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

June 16th – Dispense of reading Unanimous approval

September 9th – Dispense of reading Unanimous approval

RATIFY BOARD VOTES

- *Lot 47 waiver request of \$15.70 did not receive initial billing after moving in. Approved*
- *DRB decisions*
 - *Wiley pool – (Jessica said it was approved Aug. 5th, 2015)*
 - *10243 TGB fence – Approved 8/30/15*

OLD BUSINESS Updates

- *Social Committee – Fall Party Sun 8 Nov 2:30*
- *DRB members needed: Nominate Allam Hassan 2yrs in TG/ Elec Eng. Notify Jessica to include in DRB mailing.*
- *City to metered roads for speeders and got minimal results: 2-9 July 1% above speed limit*
- *Landscape lights at entrances.*
 - *Remove copper fixture in rear for future front entrance replacements. The back entrance would have spotlights on the TG sign.*
 - *Back entrance lights are out of sync with clock.*
- *Some of the sidewalks are getting slippery. City should address the issue.*

NEW BUSINESS:

- *Speed limit signs too low – working with city to meet 7' requirement.*
- *Parking on sidewalks or 30 feet from a Stop Sign, or blocking passage along a street are illegal in Seminole and should be reported to local police.*
- *Wall Paint/Repair – getting proposals (\$27.3-\$55.8k).*
 - *Ms Misowich complained of the mildew and hoped we could do something prior to painting.*
 - *Waiting for 3rd bid before decision. Bob Lima suggested we have a forth bid and recommended the previous wall company in 2008 (Island Paint). Lisa Sack will contact Island.*

- Suggestion from Sheryl Weisenberg to include in future budgets a person to wash the wall in rotation.
- Landscape Committee WOW factor (Bayscape vs Floridiginous ~Both \$10,300 each)
 - Sheryl Weisenberg presented to use the remaining \$1500 2015 budget.
 - Next year Sheryl will present a front entrance plan.
 - Bob Lima objected lowering the erosion priority and start planting in the Fall. Sheryl stated the vendor said "absolutely no problem planting in the fall".
 - Janet Dent showed concern of using current vendor to maintain another vendor's plants effecting warranties.
 - Conclusions:
 - A proxy vote will ask homeowners to approve the 2016 Landscape Project. Sheryl will prepare a presentation to the Dec. Annual Meeting.
 - Sheryl will contact Bayscape, the preferred vendor, to include Lawn Maintenance in a proposal.
 - The \$1600 proposal was approved by LT,JD,RS. BL objected.
 - The HOA should make sure there is a 3-5 year plan projecting Landscape needs
- Reserve Study Results
 - Before Dec. 8th meeting, a proxy vote asking for starting a reserve after 2017
- Motions
 - Transfer 2010 surplus of \$17,581.09 from Prior Year Earnings to Reserve Working Capital
 - Transfer 2013 surplus of \$4,256.48 from 2013 Prior Year Earnings to Reserve Working Capital
 - The transfer should occur before the end of FY 2015
 - A separate proxy vote will ask homeowners to approve the 2016 Landscape Project.
 - The TGHOA Board unanimously approved the proposed budget (\$1050 Annual Fees, \$90,300 Total Expenses).

NEXT BOD MEETING: December 8, 2015

ADJOURNMENT: 7:40 pm

Submitted by: Bob Lima, Secretary TGHOA Board, Nov. 30, 2015