

# THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.

## BOARD of DIRECTORS MEETING MINUTES

DATE: July 11, 2017 - 7:00 pm

LOCATION: Seminole Recreation Center

- I. CALL TO ORDER at 7:07 pm.  
Board Attendance: Robert Jahnke, Alan House, Joe Disharoon, and Susan Garrity.
- II. PROOF OF NOTICE: Two outdoor signs posted July 9 - 11, 2017.
- III. PRESIDENT'S WELCOME & COMMUNITY UPDATE
  - A. New Property Management Company Introduction – AmeriTech is Thurston Groves new Property Management Company, replacing Leland Management, Inc. effective July 1, 2017. Sharon VanWinkle, Director of Marketing and David Fedash, LCAM, Property Manager attended the meeting. To review their experience and qualifications, click on this [link](#) to view their qualifications and experience. In December, their Preferred Vendors booklet will be distributed to all Thurston Grove's residents.
  - B. Facebook Page – Jennifer Disharoon created a Facebook page for Thurston Groves residents to share information. To join this private group, you need to be a member of Facebook and submit a request to join the group. On this page residents exchange information on how you get discounts on rain sensors for your sprinkler system from Rain Bird, lightning rod installation to protect your home from lightning strikes, etc.
  - C. Garage Sale – Based on the huge success of our first garage sale, Thurston Groves will continue to hold garage sales every 18 months, in the spring and fall.
  - D. Ridge Road Gate – a keyed lock has been installed on the Ridge Road gate to reduce the risk of non-residents from fishing in the lake. No trespassing signs have also been posted to reduce the risks. These actions have reduced non-residents fishing in our lake by 90%.
  - E. Pond Plantings – Aquatic Systems will install aquatic plantings on the west side of the lake to prevent Armored Catfish from destroying our shoreline. Click on this [link](#) to see the havoc Armored Catfish are wreaking in Florida.
  - F. Front Entrance (102<sup>nd</sup> Avenue) – The Sylvester Palm trees at the front entrance have tested positive for a terminal disease that will spread if not removed. The four outside palms will be removed and replaced, leaving the center ones in place.
  - G. Speed Limits and Stop Sign violations are on the rise by residents in our community. Measures will be investigated to enforce greater safety for all residents, children and pets.
  - H. Perimeter Wall – Bob Jahnke and David Fedash are working to resolve the defects surfacing with the painting of the perimeter wall.
  - I. DUKE Energy - Bob Jahnke and David Fedash are also working with Duke Energy to reduce the costs associated with the lighting within our community.

**IV. OPEN FLOOR TO NEW BUSINESS**

- A. Falcon Drive Plantings – Yolanda Torres discussed the events she experienced with Leland Management and the Compliance Committee (previously called the Fining Committee). After a lengthy discussion, the home at 10218 Falcon Terrace is not in compliance with the bylaws and the fines will stand.
- B. Water Runoff – Jim Keifer asked if anything needed to be done about the water runoff due to the rains. Due to the drought, the plantings withered, deterring their ability to fend off the water. The summer rainy season will restore the plantings and should resolve the situation.
- C. New home listings – Bill Mosley asked AmeriTech for their policy on providing bylaws to realtors for new home listings in the community. By law, new homeowners are to receive them at the closing, which is too late in the process. David (AmeriTech) volunteered to send the bylaws to the realtor with any new listing in Thurston Groves.
- D. Conflict of Interest – Yolanda Torres suggested a conflict of interest with board members who approve the fines levied against homeowners cited for bylaw violations and do the required repairs. Her concern for ethical behavior is noted; however, individual home owners have the right to choose the people/vendors needed to resolve issues identified. Being neighborly, exchanging information and recommending vendors is strongly supported and appreciated in our community.

**V. DRB DECISIONS & RATIFICATION**

The board reviewed and approved the following decisions submitted by the DRB.

DRB Vote Results- Quorum 2 of 3		BL	JJ	DS	Yes
2017	Bob Lima, Jon Jenkins, Dave Sferassa P=Pending A=Abstain				
May 1	10200 Golden Eagle - Remove dead Royal Palm,	Y	Y	Y	3
4/27	10246 Citation - Remove Dwarf Palm in front of house. Impeding structure	Y	Y	Y	3
4/29	10218 Falcon Terr This owner is requesting that you review his second submission. (5/2/17-Jessica Lopez)Landscape application for new trees. Existing fruit trees not included. DRB suggest informing applicant comply with suggestions and re-apply. On 4/13/17 the President invited applicant to discuss at next board meeting (May 16)	N	N	A	0
1/31	10209 Falcon New windows replacement	Y	Y	Y	3
2/13	10204 Golden Eagle Repaint house	Y	?	Y	2
3/21	10246 Citatio-Brian & Jill Notz Swing set in back yard	Y	P	Y	2

- VI. BOARD MEMBER (SECRETARY) NOMINATION – Yolanda Torres will fill the empty seat on the board providing her property is in compliance with the bylaws by the next board meeting.
- VII. HOME DEPOT GIFT CARD DRAWING: To encourage residents to meet our new management company and attend board meetings, AmeriTech provided four \$25 Home Depot gift cards. Yolanda Torres, Bill Mosely, Joe Disharoon and Al Hassan won the gift cards.
- VIII. NEXT BOARD MEETING: Wednesday, December 6, 2017.
- IX. ADJOURNMENT: 8:35pm