

April 13th 2010 JAC Minutes

Sharon Rask opened the meeting at 9:00am. In attendance were: Sharon Rask, Art Cinea, Bruce Keller, Brian Bitgood, Jim Rask, Troy Kosinski, Don Oppenheimer, Hank Cusick, Bob Frederick, Linda Owens, Ed Alexander, Earl Bell, and audience member Tom Ozimek

1. Bruce made a motion to approve the March 9th, 2010 minutes with 2nd by Brian. Motion Passed.
2. Treasurer's report: Don reported that he is just starting to review the monthly financial report and has not noted any problems at this time. He mentioned that we now have four foreclosures in the Villa neighborhoods.

3. Property Managers Report: The property Manager was not present.

4. Troy Kosinski, maintenance chair introduced Hector Munoz from Powell's nursery in Punta Gorda. Mr Munoz gave a brief description of services and products available from his business. He will be providing proposals for tree services and landscaping services.

OLD BUSINESS:

1. Action Items from March:
 - a. Pest & Termite Control Contracts: the proposal from Ant Ser was reviewed and found to be too expensive. **ACTION ITEM:** Troy will continue to pursue other companies.
 - b. Freeze cloth purchase will be reviewed in December.
 - c. Master contract: The comments received will be forwarded for inclusion in the final contract.
 - d. The Plant list that was received from Mainscape was reviewed. Brian will finalize and we will distribute.
 - e. Several Chairs felt Oak tree trimming was not needed in their areas at this time. Villa IV has submitted a w/o for a safety inspection and dead wood cut. WSC III also has oaks to be trimmed. **ACTION ITEM:** Sharon will discuss these needs with the Property Manager.

f. Palm Tree trimming: The Property Manager will be requested to schedule this in Mid May, early June.

g. Bruce reported that driveway sealing was completed in Villa III and he was satisfied with the Vendor.

h. Work orders were discussed: Art reported that he has not received the information needed for the post replacement in Villa III, post repairs are backed up, other W/O requests are up-to-date. Oak trimming W/O noted above.

PREVENTIVE MAINTENANCE PROGRAMS:

1. Post replacement program: Outstanding W/Os ---Villa III 2 post replacements -- Villa IV-- 3 post repairs

2. Gable repair: Villa 3 is close to completing Gable repairs.

3. Plants/sod: Sod is on-hold – Plants: all chairs have appointments for a walk around with Mainscape to determine plants that have died and to determine appropriate replacements that are more frost and climate hardy. Replacements will be budget dependent in individual areas as determined by chairs and treasurer.

4. Roofs: Villa III has a roof leak that is being repaired

5. Painting: Villa III is will complete painting. Villa IV has 2 W/Os for entry door painting and Villa II will be submitting a W/O for entry door painting.

6. Gutter/downspout cleaning: Cleaning has started in Villa I, Villa II wants all gutters cleaned, Villa III will provide Kim with quad numbers to be cleaned. Villa IV is in the process of installing gutter guards and will be cleaning as they install.

7. Bump-out repairs---discussion was held on bump-out repairs. There may be an issue with shutters around the bump-out and the type of materials used for repairs. **ACTION ITEM:** Bruce will check with Bry-Gon and a shutter company to determine best practice. It is the Residents responsibility to have a professional remove and replace the shutters following the repairs.

NEW BUSINESS:

1. 2011 budget: Villas will have to budget for repairs to irrigation lines from main line to private property and irrigation head costs.
2. Animals in attics: Residents should call out pest service or another service to trap the animal and remove, than HOPCA will repair any exterior damage where the animal entered. ACTION ITEM: To be discussed at the next HOPCA meeting.
3. We have received complaints re: residents feeding squirrels, raccoons, feral cats etc. This creates a nuisance, as there is potential damage to homes. This will be handled as a violation. Ed has provided Kim with the Document information for a letter. ACTION ITEM: To be discussed at the next HOPCA meeting.

Next regular JAC meeting---**May 11th** at 9:00am in the Sports Bar.

Minutes Submitted by Sharon Rask

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