

JUNE 8, 2010 JAC UNAPPROVED MINUTES

Sharon Rask opened the meeting at 9:00 AM. In attendance were: Sharon Rask, Bruce Keller, Ed Alexander, Vera Allcroft, Jim Rask, Hank Cusick, Linda Owens, Property Manager Kim Ueding and audience member, Harry Allcroft. Troy Kosinski joined the meeting later.

A motion was made by Ed Alexander, seconded by Bruce Keller, to approve the minutes of the May 11, 2010 meeting. Motion approved.

Property Manager's Report:

1. A list of post repairs that have been completed has been put in the folders of Board members. Tony is continuing to work on the remaining work orders for post repair.

2. Oak tree trimming will be done on the 24th, 25th and 26th of June. Sharon Rask asked the Property Manager to confirm if Martinez, the company doing the oak tree work, has renewed their insurance. Kim reported that they have two exemptions for workers comp so any number of workers over that will not be insured. Sharon asked Kim to check up on this since it seems more workers will be needed to complete this job. Brian Bitgood is coordinating the Oak tree trimming for the WSC's that have requested it. In addition to Oak trimming, Brazilian Pepper trees will need to be cut in the Carriage Homes area and removed at a cost of \$225.00 per truck load. Kim was asked to follow up with the vendor for Villa I Oak tree trimming cost estimates.

3. On Monday, Pinnacle will begin trimming palm trees at a cost of \$15.00 per tree.

Sharon stated the goal is to have both oak and palm tree trimming finished by the end of June. Plant replacement will begin in mid-June, depending on the beginning of the rainy season.

Art Cinea reported painting of villas in Villa III Neighborhood is going well.

Bruce Keller requested a breakdown of expenses for Villa I reported in the financial report that was sent out this week by Gateway. He stated \$3000.

In expenses is reported for Villa I and he does not know what this payment is for. Kim stated she will contact Gateway and obtain this breakdown for him.

Discussion followed on the need for letters to be sent to residents who are in violation of various park rules, i.e., items hanging from foliage, food thrown out to be consumed by wild animals, feeding feral cats, allowing dogs outside off a leash, etc. Kim stated she and Lisa will be working on violation letters today.

PREVENTIVE MAINTENANCE PROGRAMS:

Post replacement has been completed in Villa III. Villa I and Villa III are still in need of some bump-out repair, and in some cases, the entire bump-out needs to be replaced. Kim will check on a company located on Toledo Blade Road that is reported to have the siding needed for the bump-outs. She will report on this at the HOPCA meeting next week.

Discussion was held on the timing for gutter cleaning related to leaves coming down in the Fall. It was suggested we wait until after Thanksgiving to start this.

Park resident Harry Allcroft reported he had a problem with a small area of his lanai crumbling and sections of his aluminum cage eroding. He arranged for the repair to be done by B. Briarton Co. and this has been completed.

NEW BUSINESS:

Concern was expressed that residents are putting garbage and recyclables out too early the day before pickup. It was decided to set a time of 5 PM on the day before pickup as the earliest time to set out the trash. This will be addressed by Ed Alexander at the HOPCA Board meeting.

Discussion followed on whether a property was damaged by tenants when police were called last week. It was reported a damaged screen is still laying on the ground. Sharon stated we will look at what needs to be done.

A question was asked concerning allowing large motor homes in driveways for the purpose of unloading various belongings. Sharon reported a policy is being written concerning this and will be reported on by Brian Bitgood at the next HOPCA meeting . Brian is also rewriting a section of the Architectural Standards to reflect the recent change in Villa II allowing shutters to be kept on windows during an owner's absence.

The next meeting will be held on July 13th. The meeting with Mainscape will be held July 12th, at 2:30 PM in the Lodge.

Meeting adjourned at 10:40 AM.

Respectfully submitted,

Vera Allcroft, Secretary HOPCA