

GREY OAKS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 6th, 2017

CALL TO ORDER:

The meeting was called to order by President, Tom Bova, at Creative Management, 6014 US Hwy 19 N, Suite 100, New Port Richey, FL 34652 at 7:00 PM.

CERTIFY QUORUM / PROOF OF MEETING:

A quorum was established. The following Board Members were in attendance:

Name	Title	Present	Absent
Tom Bova	President	X	
Michael Gonzalez	Vice President	X	
Kristin Lister	Secretary	X	
Joell Whitmer	Treasurer	X	
Al Fusco	Director	X	

Manager Susan Sheets was in attendance for Creative Management. Proof of Meeting Notice was provided by Secretary, Kristin Lister.

MEMBER COMMENTS:

There were three (3) homeowners in attendance.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Motion: A motion was made by Joell. and seconded by Tom to dispense with the reading of the minutes from the February 6th, 2017 Board of Directors Meeting and approve them as written. All were in favor and the motion carried.

TREASURER'S REPORT:

Joell, Treasurer, gave a report of the Association's assets and liabilities as of March 31, 2017.

Motion: A motion was made by Mike and seconded by Tom to accept the Treasurer's report for audit. All were in favor and the motion carried.

Request for Write off of Late fees, Interest and Administrative Fees

038- \$116.32 Denied by the Board

023-\$111.31 Denied by the Board

022-\$116.32 Approved by the Board

Motion: A motion was made by Mike and seconded by Tom deny 038 and 023 requests and to approved 022 request. All were in favor and the motion carried.

SOCIAL COMMITTEE:

The Annual Garage sale will be held on Saturday April 22nd, 2017 - 8 am to 2 pm. Joell is still looking for volunteers to help with Activities in the Community. A Welcome Committee will be forming with volunteers from the audience. Linda Baird and Judy Schafers will work with Kristin and Joell to form the committee.

LANDSCAPE COMMITTEE:

AI gave the approval to pay the \$5,975.85 Luke Brother's invoice for the front landscaping. All work has been completed. The front area looks very nice and once it has filled in more – we will put photos on the Website. Thanks for all your hard work on this project AI!

AI provided 5 new proposals for additionally items that need to be addressed in the Landscaping of the Community.

Motion: A motion was made by Tom and seconded by Mike to approve up to \$635.00 in proposals from Luke Brothers and to deny the proposal for \$850.00. All were in favor and motion carried.

Tom Baird has volunteered to meet with AI and provide some input from his many years of managing landscape contracts.

UNFINISHED BUSINESS:

LED Lighting Proposal

Motion: A motion was made by AI and seconded by Tom to approve the \$12,240.00 proposal for Lighting with the caveat that the light fixtures can contain bulbs up to 75W. All were in favor and the motion carried.

Surveillance Camera Security Policy

Motion: A motion was made Kristin and seconded by AI to approve the Surveillance Camera Security Policy as presented. All were in favor and the motion carried.

Review of this policy will be a part of all new Board Members orientation.

Gate Camera System

Mike and Tom provided an update on the camera system. The internet speed is not fast enough to bring all cameras online. The cost would be \$2400.00 a year to go to 100 mg through Spectrum and additional \$600 a year to increase Cloud Storage.

Motion: A motion was made by Joell and seconded by AI to approve the \$3,000 annual increase in camera operations. All were in favor and the motion carried.

Rental Amendment

The updated Proxy with the Rental Amendment will be posted on the website and we will ask for feed back to the new format. There will be a header added to each section providing an overview of that part of the amendment.

NEW BUSINESS:

Violation Process and Letter Format

Joell volunteered to work on a draft of an informal notice than can be e-mail to owners.

Overnight Parking of Trailers

Motion: A motion was made by Tom and seconded by Kristin to require all service trailers to be removed from the property every night and when possible parked in the driveway to facilitate traffic flow in the Community. All were in favor and motion carried.

A & E Painting will be sent a letter from Creative Management notifying them of the Board's Decision.

Pole at Call Box

Mike will be replacing the pole on the call box because it is rusting through.

K & J – Paver Cleaning

The cleaning of the pavers has been completed. Al noted that in front of Kristin's home there are still markings in the road.

Gate Painting

Tabled until later in the year.

Protocol for new owners

Susan provided the Welcome packet that New Homeowners receive. The Board approved the content as being complete. The problem exists that in the time they close and Creative Management gets the paperwork from the Title Company – the homeowner has already started making changes to the property. We are hoping the Welcome Committee and reporting to the office new owners will assist with that.

Email Blast Reminder – ARC forms for Landscaping & Painting

Creative Management will send out an E-Blast about the need for an ARC form and no overnight parking of trailers.

Property Discussion

Al presented a list of properties that he has observed in need of landscaping improvement. The list will be review for outstanding notices and addressed with the Compliance Coordinator.

Architectural Requests

ARC Application #017 – Exterior Painting

Motion: A motion was made by Joell and seconded by Mike to affirm the approval of the application for #017 as submitted. All were in favor and the motion carried.

ARC Application #017 – Replace Roof

Motion: A motion was made by Joell and seconded by Mike to affirm the approval of the application for #017 as submitted. All were in favor and the motion carried.

ARC Application #057 – Side Patio Installation

Motion: A motion was made by Joell and seconded by Mike to affirm the approval of the application for #057 as submitted. All were in favor and the motion carried.

ARC Application #037 – Exterior Painting

Motion: A motion was made by Joell and seconded by Mike to affirm the approval of the application for #037 as submitted. All were in favor and the motion carried.

ARC Application #030 – Exterior Painting

Motion: A motion was made by Joell and seconded by Mike to approve the application for #030 as submitted. All were in favor and the motion carried.

ARC Application #203 – Landscape Modification

Motion: A motion was made by Joell and seconded by Mike to approve the application for #0203 as submitted. All were in favor and the motion carried.

NEXT MEETING DATE: Wednesday, June 7th, 2017 at 7PM at Creative Offices

ADJOURNMENT:

Motion: A motion was made by Joell and seconded by Al to adjourn the meeting. All were in favor and the meeting adjourned at 8:58 pm

Respectfully Submitted,
Susan Sheets, LCAM, CMCA, AMS

Approved June 7th, 2017

GREY OAKS HOMEOWNERS ASSOCIATION, INC.

Board Meeting Notice Certification

Thursday, April 6, 2017

This is to certify that the Board Meeting of Grey Oaks Homeowners Association, Inc. was posted at least 48 hours prior to the meeting per Florida Statute 720.

Attested to this April 6, 2017

By: Prider

Title: Secretary

9. New Business

- a. Violation Process and letter formats
- b. Overnight parking of Trailers
- c. Pole at call box
- d. K & J – Paver Cleaning
- e. 2017 Grey Oaks Camera System
- f. Gate Painting
- g. Protocol for new Homeowners
- h. Email Blast Reminder – ARC forms for Landscaping & Painting
- i. Property Discussion – AI
- j. ARC Application
 - i. 017 – Exterior Painting
 - ii. 017 – Replace Roof
 - iii. 057 – Side Patio Installation
 - iv. 037 – Exterior Painting
 - v. 030 – Exterior Painting
 - vi. 203 – Landscape Modification

10. Next Meeting Date

11. Adjournment

