

GREY OAKS HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Date: February 6, 2017
Time: 6:15 pm
Location: Creative Management
6014 US Hwy 19 N, Ste. 100
New Port Richey, FL 34652

1. Call to Order
2. Certify Quorum/Proof of Meeting Notice
3. Member Comments
4. Reading and Disposal of Unapproved Board Mtg. Minutes – 12/19/2016
5. LLR Presentation
6. Treasurer’s Report
7. Committee Reports
 - a. Landscape Committee – Luke Brother’s Proposals
8. Unfinished Business
 - a. Painting of Gate
 - b. Street Signs – Al providing list
 - c. LED Lighting
 - d. Grinding of Stumps – Update from AL
 - e. Paver Repair – Started Thursday - Update from AL

GREY OAKS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
February 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 6:15 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:

No owners were in attendance

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Motion: A motion was made by Tom B. and seconded by Al F. to dispense with the reading of the minutes from the December 19, 2016 Board of Directors Meeting and approve them as written. All were in favor and the motion carried.

PRESENTATION FROM LLR LIGHTING

Chris Beim from LLR brought samples of different lighting fixture for the entrance/s to improve visibility. LLR installed some temporary lighting at the entrance on 2-6-2017 for the Board to view in the evening and see some possible lighting solutions.

TREASURER'S REPORT:

Joell W., Treasurer, was not in attendance. No report presented.

SOCIAL COMMITTEE:

Annual Garage sale to be held on Saturday April 22nd, 2017 - 8 am to 2 pm

LANDSCAPE COMMITTEE:

Al F. provided a presentation on areas that need improvement at the entrance to the Community.

Motion: A motion was made by Tom B. and seconded by Mike G. to approve up to \$6000.00 for the entrance enhancement project. All were in favor and motion carried.

UNFINISHED BUSINESS:

Painting of Gate – deferred until later in the year.

Street Signs – deferred until later in the year.

Grinding of Stumps at Entrance – will start shortly.

Paver and Sidewalk repair – pavers are complete – sidewalks will begin in a few weeks.

Power Washing of Sidewalks and Curbing – deferred

Gate Camera System

The Board reviewed 2 proposals for camera systems at the Entrance.

Motion: A motion was made by Al F. and seconded by Kristin L. to approve the \$6519.30 proposal for Camera system. All were in favor and the motion carried.

Community Meeting Sign –

Motion: A motion was made by Al F. and seconded by Mike G to approve the purchase from FastSigns for a new meeting notice sign for \$106.95. All were in favor and the motion carried.

NEW BUSINESS:

Architectural Requests

ARC Application #024 – Replace Front Bushes

Motion: A motion was made by Mike G. and seconded by Tom B. to affirm the approval of the application for #024 as submitted. All were in favor and the motion carried.

Forced Maintenance - #043 Painting of Home

Susan S. provided a proposal from Lowe's Painting for \$2600.00

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$2600.00 proposal Lowe's Painting and to give the owner 30 days to comply. All were in favor and the motion carried.

Forced Maintenance - #043 Palms need trimming

Susan S. provided a proposal from Luke Brothers for \$75.00.

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$75.00 proposal Luke Brothers and to give the owner 30 days to comply. All were in favor and the motion carried.

Forced Maintenance - #030 Painting of Home

Susan S. provided a proposal from Lowe's Painting for \$2600.00

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$2600.00 proposal Lowe's Painting and to give the owner 30 days to comply. All were in favor and the motion carried.

Forced Maintenance - #034 Dead or dying sod.

Susan S. provided a proposal from Luke Brothers for \$2652.00.

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$2652.00 proposal Luke Brothers and to give the owner 30 days to comply. All were in favor and the motion carried.

Forced Maintenance - #018 Roof is Dirty

Susan S. provided a proposal from K & J Pressure Washing for \$775.00.

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$775.00 proposal from K & J Pressure Washing for cleaning of roof. All were in favor and the motion carried.

Forced Maintenance - #034 Trim Palms

Susan S. provided a proposal from Luke Brothers for \$125.00.

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$125.00 proposal Luke Brothers and to give the owner 30 days to comply. All were in favor and the motion carried.

Forced Maintenance - #0207 Dead or dying sod.

Susan S. provided a proposal from Luke Brothers for \$148.75.

Motion: A motion was made by Tom B. and seconded by Mike G. to approve the \$148.75 proposal Luke Brothers and to give the owner 30 days to comply. All were in favor and the motion carried.

NEXT MEETING DATE: Thursday, April 6th, 2017 at 7PM at Creative Offices

ADJOURNMENT:

Motion: A motion was made by Al F. and seconded by Tom B. to adjourn the meeting. All were in favor and the meeting adjourned at 8:23 pm

Respectfully Submitted,
Susan Sheets, LCAM, CMCA, AMS

Approved April 6th, 2017 Board of Director's Meeting