



May 22, 2013

BOARD MEMBERS PRESENT: Bill Senkevich
Drew Attanasio
Michele Boughton
Chris Barnabee
Steve Adamczyk
Peter Dowd
Ed White

252 W. Marion Ave, Suite 123
Punta Gorda, FL 33950
Telephone (941) 505-7500
Fax (941) 505-7501

Drew expressed some concern in that we are over budget in several categories. One item that he mentioned was the pool heater being a Reserve item and should be transferred to Operating.

Management included a Delinquency update on the foreclosures. There was a write off from a recent foreclosure.

A Motion was made to ratify the write off of 1089 Nottingham from the bank foreclosure and accept the \$880 as opposed to the \$1,067 owed due to State statutory limits.

MOTION: Michele

SECOND: Ed

Motion carried.

MANAGER'S REPORT:

Jim reported that the tennis court net post was fixed at no charge but the gears are very rusted and old and new posts will be needed in the near future.

The black algae was treated in the pool.

The inner hedge was removed at the front sign making visibility better but Greener Grass still needs to trim down the outer hedge.

OLD BUSINESS:

FENCE VIOLATION: The law suit was initiated to enforce the Covenants. Attorney Murrell has advised that he will include the \$1,000 fine but we should have set a fine hearing even in the absence of a hearing request from the owner. The fining committee was confirmed as Renee Moison, Tom Humann and Matt.

FRONT ENTRANCE LANDSCAPING – A submittal was received from Tim Grey for new plantings by the front sign. However, his concern was that the current landscaping is not being properly attended to and is causing the turf to die and weeds to grow. The matter was tabled as the landscape contract is on the agenda in new business.

LAWN VIOLATIONS – Jim updated his list of the worst lawns. Steve, Michele and Bill will give their reviews and the top 15 lawns will receive fines.

STOP SIGN –Peter reported that he is dealing with the County on the issue of a stop sign on Nottingham at the corner of Hidden Harbor.

POOL LOCK –bids were received for various electric locks. The Board agreed to try a strong spring load lock to make sure it closes and locks after each use.

NEW BUSINESS:

LANDSCAPE CONTRACT –After continued dissatisfaction with the landscaping, the Board is considering new companies.

A Motion was made to allow the Landscape Committee to meet with other landscape companies and take appropriate action on a change of vendors.

MOTION: Ed

SECOND: Chris

After further discussion the Motion was defeated 4-3.

Steve –no

Peter –no

Drew – no

Michele- no

Chris –yes

Ed – yes

Bill – yes

The matter was tabled until next month and other bids are received.

SECURITY PATROL/MEASURES – Jim presented prices for private Sheriff patrols or costs for Private Security guards.

Tom Humann will call the Sheriff's office and ask for more free patrols.

The Board asked management to get some prices to have cameras added to cover the park and playground areas.

DRINKING FOUNTAIN –prices were presented for refrigerated fountain. The Board did not think this was a good idea and asked that the current fountain be repaired and painted.

POOL VENDING –an owner asked if they could place a drink vending machine at the pool. The Board stated they tried vending machines years ago and it did not work out and the request was denied.

There being no further business,

A Motion was made to adjourn.

MOTION: Chris

SECOND: Ed

Meeting adjourned.

Respectfully submitted,

Jim Farese, CAM

2335 Tamiami Trail N, Suite 402
Naples, FL 34103

Telephone (239) 249-7000

Fax (239) 262-5732

www.cambridgeswfl.com

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Punta Gorda, FL 33950

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Fax (941) 505-7501