

Board Meeting Minutes
Stillwater Unit 3 Homeowners Association, Inc.
Thursday, April 3, 2014

Call Meeting to Order: Meeting called to order at 2:12pm by Chairman Jerry Sorgenfrei .

Determination of Quorum: A quorum was established. Present: Jerry Sorgenfrei, Vincent Enquist, Larry Kolb, Paul Brown, and Anne Walker

Confirmation of Proper Meeting Notice: The meeting notice was posted in accordance with the Florida Statutes and the Bylaws of our Association.

Reading and Approval of Previous Meeting Minutes: November 14, 2013 Meeting Minutes were approved unanimously (Vincent Enquist/Larry Kolb.) December 17, 2013 Meeting Minutes were approved unanimously (Vincent Enquist/Larry Kolb.) January 30, 2014 Meeting notes were approved with one correction: Bank Foreclosure: Vincent Enquist moved that the Board direct James Ro to seek foreclosure on a unit that is \$ 2,500 in arrears on HOA payments. Larry Kolb seconded the motion. Motion carried.

Treasurer's Report: Treasurer Vincent Enquist summarized current financial standing.

Management Report: James Ro reported that we have received bids for security fencing.

Committee Reports:

ARC Committee:

Tom Walker sent in a report showing a total of 62 requests for Architectural Review since the turnover.

Landscape Committee:

Report deferred until New Business

Facilities Committee

Carolyn Stolleis reminded everyone of the need in keeping the clubhouse deadbolts locked. Everyone needs to be responsible in making sure that guests abide by the rules. Sign ups for clubhouse cleaning are on the website.

Old Business:

Asphalt and Concrete repairs and General Release: All concrete repairs & fina asphalt coating have met with the Sarasota County's approval. The Stillwater 3 HOA and the developer have agreed that the work has been completed to satisfaction. Vincent Enquist moved & Paul Brown seconded a motion that we sign the General Release. Motion carried unanimously.

Fishing Policy: Larry Kolb moved that the Fishing Policy be changed to allow homeowners abutting the Lake Tracts be allowed to fish behind their own homes between 8 AM and dusk and to allow all homeowners to fish in the common area around clubhouse. No second was made and the motion died.

New Business:

Street Light at Back Gate: FPL has been contacted regarding the installation of a street light at the back gate of our neighborhood. Preliminary engineering has been done and the street light will be installed at no cost, nor will there be any cost to maintain it. It should be possible to have it installed within 90 days. Vincent Enquist moved to proceed with the installation. Anne Walker seconded. Motion carried unanimously.

Security Fence: The Board has received 2 bids for security fencing at the east end of the development. One section will run from Medical Bv along the back east property lines and the second will come out from the wing wall on Medical Bv to the water line. Vincent Enquist moved with Larry Kolb seconding to proceed with this project with a limit of \$2,000 to cover the costs. Motion carried.

Tree and Shrub Replacement: Paul Brown presented the Landscape Committee report. He along with Larry Kolb completed a survey of all property landscaping. They have also met with Sarasota County environmental planning specialist to review county requirements. Paul presented a comprehensive plan to replace dead or dying plantings, replace inappropriate ornamental plantings & remove or relocate oak trees throughout the development at a cost of approximately \$ 48,000 - \$ 50,000. Paul moved with Larry seconding that the Board approve the proposed tree and shrub replacement/rehabilitation plan and, understanding that there is \$ 7,000 in the 2014 budget with approximately \$ 5,000 available in surplus carry-over, to immediately assess each property owner \$ 100 with an additional \$ 60 assessment per property owner at the end of the year.

It was suggested that to simplify the issues, it would be better to review the replacement of the ornamental landscaping and oak tree removal & relocation as separate issues. Paul amended the motion to exclude the oak trees which contributed \$ 28,000 to the costs. Discussion ensued and the motion did not pass.

Vincent Enquist then moved that the Board appropriate \$ 12,000 for the replacement of ornamentals and dead palm trees. Larry Kolb seconded. Emphasis will be placed on improving the streetscape landscaping and proceeding to side yards as funds allow. Motion carried.

Vincent Enquist moved that the Board table the issue of the oak trees with Paul seconding. This issue could be resolved by 1) relocation, 2) removal, or 3) owner option. A legal opinion will be sought and ARC guidelines will be revisited. Motion carried.

Committee Appointments:

Architecture: Jerry Sorgenfrei, Tom Walker, Jack Pickett. Paul Brown made a motion to approve Architecture committee members, Vincent Enquist seconded. Motion carried,

Landscape: Paul Brown, Anne Walker, Roger Tenelshof, John Vanderploeg, Perry Switzer. Larry Kolb made a motion to approve Landscape Committee members, Vincent Enquist seconded and motion carried.

Facilities: Carolyn Stolleis, & Mary Sorgenfrei. Vincent Enquist made a motion to approve Facilities committee members, Anne Walker seconded. Motion carried

Adjournment: Vincent Enquist made a motion to adjourn the meeting. Paul Brown seconded and motion carried unanimously. Meeting adjourned at 3:10 PM.