

**Board Meeting Minutes**  
**Stillwater Unit 3 Homeowners Association, Inc.**  
**Thursday, May 8, 2014**

**Homeowner's Forum:** Chairman Jerry Sorgenfrei informed audience of recent vitriolic correspondence received by the Board. He reminded everyone that it would be more helpful to the community if criticism could be expressed in a constructive manner & with effort to suggest resolution. Dissatisfied homeowners are encouraged to become part of the solution & volunteer to help out. Several homeowners responded with positive comments about how happy they are in our community.

**Call Meeting to Order:** Meeting called to order at 3:05 PM by Chairman Jerry Sorgenfrei .

**Determination of Quorum:** A quorum was established. Present: Jerry Sorgenfrei, Larry Kolb (via speakerphone), 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:** April 3, 2014 Meeting Minutes were approved unanimously (Paul Brown/Larry Kolb.)

**Management Report:** James Ro was unable to attend the meeting

**Committee Reports:**

**ARC Committee:**

Tom Walker reported no new requests since the last meeting.

A question has arisen regarding the usage of Florida Glass. Florida glass has been installed on lanai partition walls leading to loss of view for the adjacent owner. The ARC will meet to discuss the issue & gather more information & consider policy with regards to its use. Also under discussion will be the request for approval of more wall plaques on the outside walls of residences.

**Landscape Committee:**

Paul Brown reported that the first phase of plant replacement is almost complete. The replacement of one palm tree on Abercrombie Dr will be postponed 6-9 months on the advice of an arborist. This tree is diseased & should be removed. The site needs to recover from the disease & soil testing will be needed. Paul has suggested a trellis policy which will be taken under advisement by the committee.

**Facilities Committee**

Volunteers are needed for clubhouse cleaning. The schedule is down to once every two weeks now that many residents are gone for the summer. A sign-up sheet is in the clubhouse.

**Old Business:**

**Oak Trees:** An arborist on staff from Valley Crest has completed a survey of our oak trees & identified trees that might pose a future problem & should be considered for removal/relocation or bio-barrier root protection. The association's attorney has reviewed our documents & is of the opinion that the

Board can adopt standards/policies regarding permitting owners to cut down oak trees in the community. A motion was made by Paul Brown, seconded by Anne Walker, to leave the handling of the oak trees up to the homeowners with the following 3 options:

- 1) Cut a tree down at the end of 7 years per Sarasota County ordinance.(No county permit required.)
- 2) Move a tree per Sarasota County & Stillwater 3 Architectural Review criteria
- 3) Keep a tree as is, accepting the responsibility of any future damage to sidewalk, sewer, or other underground utilities.

Motion carried. A letter will be sent to all homeowners with a full explanation of the situation & options.

**New Business:**

**Pool Rules:** Issue is tabled for further consideration.

**Unit Rental Policy:** Larry Kolb moved with Anne Walker seconding to require a background & credit check from any rental applicants at a cost of \$ 50 per person. Direct family, such as parents, grandparents, siblings , children & grandchildren shall be excluded from the definition of non-owner occupancy for these purposes. Motion carried.

**Beware of Alligator:** Anne Walker moved, Larry Kolb seconded that the HOA purchase 4 “Beware of Alligator” signs to be posted at points around the community lake. Motion carried.

**Adjournment:** Paul Brown made a motion to adjourn the meeting. Anne Walker seconded and motion carried unanimously. Meeting adjourned at 3:55 PM.