

Board Meeting Minutes
Stillwater Unit 3 Homeowners Association, Inc.
Thursday, August 7, 2014

Homeowner's Forum: A question was asked about some of the fountains not operating. This question will be discussed further in the business meeting.

Call Meeting to Order: Meeting called to order at 2:04PM by Chairman Jerry Sorgenfrei .

Determination of Quorum: A quorum was established. Present: Jerry Sorgenfrei, Larry Kolb (via speakerphone), Vincent Enquist, and Anne Walker. Property Manager James Ro also in attendance.

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: May 8, 2014 Meeting Minutes were approved unanimously (Vincent Enquist/Anne Walker.)

Treasurer's Report: Operating balance is \$ 59,937 and reserve balance is \$ 220,088.45.

Management Report: James Ro reported that we are waiting for FPL to install the street light at the back gate. Work on the fountains is ongoing & has been difficult to get resolved.

Committee Reports:

ARC Committee:

Tom Walker reported 6 tree removal requests and one new screened entry request. Owners are reminded to use the proper form when requesting tree removal.

Landscape Committee:

Issues will be discussed under new business.

Facilities Committee

Volunteers are needed for clubhouse cleaning. A sign-up sheet is in the clubhouse.

Old Business:

Alligator Signs: Beware of Alligator signs have been received & await posts & installation. A brochure from the Florida Wildlife Commission titled "Living with Alligators" has been posted on the website.

Florida Glass: The Architectural Review Committee has decided that the use of Florida Glass is acceptable as long as roof-mates are in agreement about it. An application to the ARC is still necessary.

Street Light: The back gate street light has been ordered & we are waiting for FPL to install it.

Pool Rules: At present, guests at the pool must be accompanied by the homeowner or be a member of an owner's immediate family. No problems are being reported & Vincent Enquist moved with Larry Kolb seconding that further discussion of some identification system be discontinued. Motion carried.

New Business:

Trellis Guidelines: The ARC & Landscape Committee developed a trellis guideline proposal that would allow trellises while addressing appearance, personal liability, prevention of disease & property damage. Vincent Enquist moved (Anne Walker seconded) that the proposal be approved as written. Upon further discussion, the guidelines were amended to add "Trellis may need to be removed for painting, maintenance and/or repairs to unit." Amended motion carried.

Pond Fountains: Currently we have two fountains working and one that is not. Expenditures for these fountains have exceeded \$ 3,000 in the last month. We continue to work on solving the problems with the non-functioning fountain. If problems continue and costs mount higher, other solutions may need to be considered.

Aerator Niagara Court: The water in the pond on the south side of Niagara Court is stagnant & smelly. An aerator could be installed to alleviate the problem. This is the most maintenance friendly and cost effective way solution. The estimated cost of the aerator is \$ 2,500, not including the cost of the electrical service. Vincent Enquist moved & Larry Kolb seconded that we proceed with installing an aerator with the cost not to exceed \$ 4,500. Motion carried. (It was noted that the small pond at the back gate is not deep enough for an aerator.)

Landscape Personal Plants: Last year, all owners were notified that they should remove all personal plantings from the landscaped areas in order for our landscape company to follow standard fertilizing & pruning throughout the neighborhood. We still have a number of personal plants that have different requirements from our standard plantings. After discussion, the Board has decided to "let it grow." In other words, Valley Crest will not be responsible for any unauthorized plantings.

Tromble Bay: The 40 acre horse farm located on Morningside Dr adjacent to our neighborhood on the north has requested a zoning change from equestrian neighborhood to single family. Preliminary plans are for 79 single family homes (2,500-4,000 sq ft) on 62 x 120 lots. The Board will not take an official position on the development. It will be left to the individual homeowners to form their own opinions. A petition against the rezoning (organized by the property owners on Morningside & Crestwood) is located in the Clubhouse.

Adjournment: Seeing no further business, the meeting adjourned at 2:38 PM.