

Board Meeting Minutes
Stillwater Unit 3 Homeowners Association, Inc.
Wednesday, November 5, 2014

Homeowner's Forum: Chairman Jerry Sorgenfrei summarized what the Board has accomplished over the summer months. Over \$ 12,500 has been spent on plant replacements. Approximately 24 villas with blue daze plants in the front beds will receive replacements in 2015. Aerator was installed in the pond on the south side of Niagara Ct & has improved conditions there. Our fountains have been rewired & are all functioning.

Questions answered from homeowners regarding the 2015 budget:

Some villas are slated for painting in 2015

Laws prevent the borrowing of funds from the reserves

The bad debt issue has been resolved

Comcast by contract with DR Horton to Stillwater III remains in effect until 2017

Call Meeting to Order: Meeting called to order at 1:17 by Chairman Jerry Sorgenfrei .

Determination of Quorum: A quorum was established. Present: Jerry Sorgenfrei, Larry Kolb, Paul Brown, 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: August 7, 2014 Meeting Minutes were approved unanimously (Larry Kolb/Anne Walker.)

Treasurer's Report: Current reserve balance is \$ 240,152. We are currently +\$ 19,000 and should end the year right on target.

Management Report: James Ro reported that we have been actively working on the proposed budget for 2015. Once the budget has been approved, he will have the coupon books for the coming year prepared. He reminded owners that the coupon books will be sent to the address on record with him. Any address changes or forwarding could cause a delay in owners receiving the books. Owners are encouraged to consider automatic withdrawals for the monthly fees.

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.

Tromble Bay Subdivision: A public hearing for the proposed rezoning for the 40 acre parcel adjacent to our community on the north is set for Nov. 20, 2014. All owners should have received notification from Sarasota County.

Aerator Niagara Court: The aerator has been installed & is working well. Because of the location of available electricity, the project came in about \$1,200 below what had been budgeted.

Pond Fountains: All fountains are now fully functioning. Wiring for two of the fountains had to be completely redone. We have had to spend almost \$4,500 on these fountains since the beginning of the year.

New Business:

2015 Budget: Monthly funding from property owners will remain at \$ 210. A few minor shifts have been made to Copies, Postage Fees, Legal Fees & the addition of \$ 2,000 for remaining plant replacements. Total budget remains unchanged. Motion to approve the 2015 budget was made by Paul Brown, seconded by Larry Kolb. Motion carried.

Determine Number of Board Members: The number of Board members shall remain at 5. Larry Kolb made the motion with Paul Brown seconding. Motion carried.

Open Board Position: Vincent Enquist has sold his home in Stillwater 3 and is no longer a member of the Board. Anne Walker moved, with Larry Kolb seconding, that we leave the position open for the remainder of the term until the January 2015 election. Motion carried.

Annual Meeting Date: Annual meeting date will be January 28, 2015, 2:30 PM at the Suncoast Community Center.

Application for Board: Property Manager James Ro will send our notices for the open Board positions along with necessary forms and gather the information needed.

CDAR – Move \$ 100,000 of Reserves to Insured CD: Because of FDIC insurance limits of \$ 250,000, it was suggested that we move \$ 100,000 into an insured CD. Larry Kolb made the motion with Paul Brown seconding. Motion carried.

Clubhouse Security Cameras: Because of continuing issues with cigarettes at the clubhouse & pool area along with other behavioral problems experienced this summer, it was decided to look into installing security cameras. The issue was tabled until next meeting. Larry Kolb will research the costs.

Work Order Requests: In order to eliminate confusion surrounding how to receive requests & handle requests for work by homeowners, we will begin using a “Work Order Request.” Requests will be available on the web & in the forms book at the clubhouse. All requests must be submitted to Sun Vast Management, James Ro. Paul Brown moved to approve with Larry Kolb seconding. Motion carried.

Mulch: We have received a proposal from Valley Crest to mulch all 140 parcels and the clubhouse for \$ 8,100 and the outside areas for an additional \$ 1,800. Motion was made by Anne Walker, seconded by Larry Kolb to accept this proposal for both. Motion carried.

Landscape Contract: In order to keep owners informed on landscape issues, landscape reports will be added to the website. Included will be a yearly calendar, a monthly calendar, & monthly service communication reports.

Next Board Meeting is set for December 4, 2014 at 2 PM.

Adjournment: Seeing no further business, the meeting adjourned at 2:06 PM.