

Board Meeting Minutes
Stillwater Unit 3 Homeowners Association, Inc.
Thursday, February 19, 2015

Call Meeting to Order: Meeting called to order at 2:00 PM by Chairman Jerry Sorgenfrei .

Determination of Quorum: A quorum was established. Present: Jerry Sorgenfrei, Larry Kolb, Paul Brown, Steve Patty 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: December 4, 2014 and January 28, 2015 Meeting Minutes were approved unanimously (Larry Kolb/Steve Patty.)

Treasurer's Report: Current reserve balance is \$ 268,574. Total assets \$ 346,100.

Management Report: James Ro reported that the pool painting is finished, our front gate has been repaired and the spa has been fixed.

Old Business:

Clubhouse Security Cameras: Installation is in process with about 90% complete. We received an additional camera at no additional charge. The installation should be finished by the stated completion date.

New Business:

Villa Painting: Two bids have been received for the painting of 34 units. (All Standard Pacific units) The best bid was \$ 1,600 per unit, exclusive of inside lanai. Paul Brown moved to accept the proposal with Steve Patty seconding. Discussion ensued whether or not to include the painting of lanais at an additional \$ 100 per unit. The inside lanai painting would be rolled, not sprayed. This requires the cooperation of homeowners to provide access to this area & to remove all items on or against the walls. Motion failed. Steve Patty moved that we paint the villas for \$ 1,700 per unit which will include lanai painting, front door entries & front door. Anne Walker seconded. Motion carried. All affected owners will be notified as soon as possible. Expected to begin at the end of March or early April.

Painting of concrete entrances: The concrete entrances at the front & back of the community can be repaired & painted for \$ 2,700 by the same contractor. Steve Patty made the motion that we paint the entrances with Paul Brown seconding. Motion carried. Funds for this come from our reserves.

Painting of concrete at Pine St/Medical Bv intersection: For \$ 600, we can also have the concrete wall sign at the intersection of Pine Street & Medical Boulevard repaired & painted. Larry Kolb moved to approve with Anne Walker seconding. Motion carried. We will color match to the other sign on the south side of Medical.

Removal of hedge behind 13606 & 13612 Abercrombie: The owners of these two units have been requesting removal of this hedge at the Association's cost. Steve Patty moved (Paul Brown second) that the owners be allowed to remove the hedge at their own expense. Paul Brown has reviewed the plat & the survey stakes & states that the hedge is on the owners' property, not the Association's. Valley Crest has provided an estimate of \$ 1,000 to remove the hedge, fill holes and re-sod. It was agreed that for the sake of consistency with the documents , an ARC request should be made to remove & the Association is not responsible for the expense. Motion passed unanimously.

Document Review: It has been suggested that we review our HOA documents. Our documents are not community consistent and could be made more specific to our community. Article IV Use Restrictions would be a good place to start. Larry Kolb & Steve Patty have volunteered to head up a committee of residents to initiate the process.

Announcements:

- 1) Sprinkler head cleaning – See the Notice Board at the Clubhouse or the website for information on this service available at owner expense.
- 2) Please, no bikes on the newly painted clubhouse/pool deck!
- 3) Renters will be copied on general community correspondence.
- 4) Landscape violations that have not been resolved are running out of time to correct.
- 5) There is no trash pick-up at the Clubhouse. If you clean the clubhouse, please take the trash with you for disposal.
- 6) You are responsible for the wild critters in your yard. The Association cannot do anything about the armadillos, snakes, etc. in your yard.
- 7) We have a new Notice Board at the front entrance to the Clubhouse. All community related items can be posted here. (Nothing personal, please.)
- 8) Our Food Drive is coming up.
- 9) May sure you remind your guests to adhere to the community speed limit.

Next Board Meeting is set for March 19, 2015 at 1 PM.

Adjournment: Seeing no further business, the meeting adjourned at 2:50 PM.