

Board Meeting Minutes  
Stillwater III Homeowner's Association, Inc.  
Thursday, March 19, 2015

**Homeowner's Forum**

Homeowner's at 13393 Abercrombie Dr. do not want fishing behind their home.

**Call Meeting to Order:** Meeting called to order at 1:02 PM by Chairman Jerry Sorgenfrei.

**Determination of Quorum:** A quorum was established. Present: Jerry Sorgenfrei, 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 Bylaws of our Association.

**Reading and Approval of Previous Meeting Minutes:** February 19, 2015 Meeting Minutes were approved unanimously (Steve Patty/Paul Brown).

**Treasurer's Report:**

**Management Report:** James Ro reported that the villa painting will begin in about 3 weeks, ie middle of April. He will be sending out letters with complete instructions and information to all affected homeowners.

**Old Business:**

**Plant Replacement:** Jerry Sorgenfrei and Jimmy Rodriguez from Valley Crest completed a survey of all villa landscaping on March 18<sup>th</sup>. Jimmy is working up a final list of replacements and the associated cost. This will complete the final phase of plant replacements started last year.

James Ro gave a summary of the dead palm tree issue we have had. According to the arborist, it is usually a fungus that causes a palm tree to die. While there are still tests for nutrition, there is none for fungus. The best response is to remove the tree, wait 6-12 months and try to replant after that. It is still quite likely that the new palm tree will fail to thrive in that location.

Homeowners with non-compliant plantings were notified last year that these should be removed. Many still remain. Anne Walker moved/Paul Brown seconded that the association remove these illegal plants and that the association replace them with the proper plantings. There will be no punitive action against these owners nor any expense to them. Motion approved.

**CPA Financial Review:** In compliance with the laws of Florida, a financial review will be conducted by an independent CPA firm. A contract has been signed for this service.

**New Business:**

**Update HOA Documents:** A committee has begun to work on the review and highlighting of parts and wording in our documents that do not pertain to our community. The committee has completed one section and will continue to review.

**Article IV, Section 33: Leases:** Steve Patty moved that the Association documents be amended to remove rental/leases. Anne Walker seconded. After discussion and input from the property manager, the motion was

tabled until the issue can be thoroughly analyzed.

**Real Estate Signage:** Complaints have been received about real estate signs at the entrances outside the gates. Since these signs are on county right of ways, our association has no jurisdiction. They are, however, in violation of the county sign ordinance.

**Clubhouse Cleaning:** A huge thanks to Carolyn and Pat Stolleis and Mary Sorgenfrei for organizing and supervising the volunteer clubhouse cleaning for the last 3 years. Cleaning the clubhouse ourselves saves us roughly \$3,300 per year.

**Adjournment:** Seeing no further business, the meeting adjourned at 1:48 PM.