

Stillwater 3 Homeowner's Association, Inc.

Board Meeting Minutes

January 12, 2017

Call Meeting to Order: The meeting was brought to order at 9:45 AM by Vice President, Steve Patty..

Determination of Quorum: A quorum was established. Present: John Miranda, Jan Russell, Beth Hanson, Charlie Pickering and Steve Patty. 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.

Approval of minutes: A motion was made by Beth and seconded by John to accept the December 8, 2016 minutes with one change: Under the facilities committee the correct name is Ron Sermon. Passed unanimously.

Treasurer Report: The Financial report through the month of December 2016 was reviewed by treasurer, Beth Hanson, who reported that the finances for the time period have been properly maintained. December expenses: \$43,433.91 and total expenses for 2016: \$356,931.69. Total current assets: \$457,488.20.

Manager's Report: The main gate has been repaired following an incident where a vehicle crashed into the gate . A police report was filed when the incident occurred and James will contact out attorney to determine how to proceed.

Sarasota county is currently under "water restriction" due to the drought conditions and therefore the water pressure for the sprinklers has been negatively affected. Working on setting up new dates and times for the automatic sprinklers and residents will be notified of the new schedule.

Unfinished Business:

Status of Comcast Contract Renewal: Currently waiting for the completed Comcast agreement to be returned to us. Upon receipt, the information needed by residents will be distributed.

Rental Policy: The ad hoc rental policy committee met and wrote up guidelines for the proposed rental policy. The board will review the guidelines and submit suggestions, changes, etc to Steve Perry. Charlie made a motion to accept the draft of the rental guidelines and second by Beth. This information will be compiled and the board will review at the next meeting. All agreed.

Spa repair: A presentation was made by a representative from POOL CREATIONS (see addendum) prior to the start of the meeting for repair and resurfacing of the pool and spa. Charlie made a motion to approve the contract for repair and resurface the pool and spa in May, 2017, pending review of the contract. Jan seconded and all in favor.

Standing Reports:

Architectural Committee: Peg Heffley submitted a request for "curbing" around the flower beds in the front yard of her villa, for beautification purposes. The architectural committee and landscape committee reviewed and approved this request. The following statement will be added to the ARF: HOA and vendors are not responsible for any damage to curbing. Repairs at homeowner's expense". Also, the size and color of curbing must be standardized for any subsequent requests for front yard curbing.

The Fran Ricci request for hedges between the yards was discussed. The board noted that this is not an HOA subsidized project. Beth and John will meet with Fran to relay this information.

Landscape Committee: The back gate area landscaping is complete, containing easy to maintain and colorful plantings. The main Stillwater gate sign area is unable to maintain plants as there is no water supply to that area. Trimming around the gate areas is currently taking place. Brightview will be trimming along Medial Drive in the near future as well.

Landscape committee goals for 2017 include: looking at the lake shore areas: micro-irrigation system and grass evaluation.

Facilities Committee: A cabinet was installed in the men's restroom area that will house the community Christmas decorations.

New Business:

Annual meeting and board election preparation: Second letters of notification have been mailed out. The proxies need to be completed by residents and mailed in or collected in order to establish a quorum at the annual meeting. One issue to be voted on: rollover of funds from 2016 to 2017.

Painting of Villas: Thirty four villas have been designated for painting, beginning in February 2017. James will send letters to the affected homeowners with specific dates and information.

Annual Garage Sale: Mary Sorgenfrei would like to coordinate the annual Stillwater garage sale-set for March 4.

Food Drive scheduled for March 17.

Open Community Forum:

Discussion from the following homeowners: NONE

The annual homeowner's meeting on January 26, 2017 at 1:00 PM at Englewood Community Hospital auditorium.

Meeting was adjourned at 10:55 AM.

Respectfully submitted.

Jan M Russell, Secretary

Addendum: Prior to the meeting, a representative from Pool Creations presented information regarding spa and pool repair and resurfacing. The board will be provided with a contract to review. This will include a 3 year warranty. Our color choices: AQUA BLUE (for the bottom); BLUE SEAS (tile) and NNS-2460 for the non-skid steps. A down payment will be required, with the work to commence in May, 2017.