

Stillwater 3 Homeowner's Association, Inc.

Board Meeting Minutes

March 9, 2017

CALL MEETING TO ORDER: The meeting was brought to order at 9:03 AM by 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: One change was requested for the February 9, 2017 minutes. Change "none" under the **Open Community Forum:** "to" No questions or comments from the community." Beth made motion to approve the minutes with this change, second by John and approved unanimously. Charlie made a motion to approve the minutes from the January 26, 2017 Board of Director's Meeting to Elect Officers. Second by beth and passed unanimously.

TREASURER REPORT: Charlie reported that there are no delinquencies on homeowner association fees. The reserve balance is \$383,524.15. Total assets = \$479,260.78. Charlie reported that 27% of the annual budget goes toward utilities and grounds maintenance is 31% of the budget.

MANAGER REPORT The back flow study for 2017 has been completed. James reported that there is some damage to the inside of the fencing which may need replacement.

UNFINISHED BUSINESS:

Status of Comcast Contract Renewal: Currently waiting for the completed Comcast agreement to be returned to us. There has been a change in personnel, creating a delay. Comcast is honoring the new price at this time.

Rental Policy/Enforcement: Steve distributed a draft of the Stillwater 3 Leasing Limitation Rules and Waiting List. There are no changes and James will now forward this document to the attorney for review.

Spa/pool Repair Contract: The contract has been reviewed and signed. Work on the pool and spa will begin May 1 to May15, 2017.

General Violation Process: A copy of sample General Violation Process was distributed. Board members are asked to review this document and discuss at April meeting.

STANDING COMMITTEE REPORTS:

Architectural Committee:

Ventilation panels for the garage: Some insurance companies are not in favor of ventilation panels for the garage as there is concern in the event of a hurricane. The following disclaimer will be added to the architectural review form: Check with your insurance company prior to installation of ventilation panels.

Hurricane Shutters: According to the local fire department, putting up hurricane shutters while not living in the villa is not recommended as the shutters may delay operations of the fire department in case of emergency. The shutters would have to be removed/cut in order to gain entry. Further investigation into insurance company concerns will be investigated and reported at the next meeting

Landscape Committee: Beth reported that the Brightview manager attended the last Landscaping meeting

and discussed sod and irrigation problems. These issues are due to cinch bugs and lack of water (rain). Ernie will return in April to do a walk through and identify specific area that need sod replacement. Monitoring of plants, sod, etc. will also be done monthly, rather than twice per year and planting will be done as needed.. The Landscape committee is waiting for estimate on cost to clear out the area behind the fence on Medical Blvd.

Facilities Committee: Wayne reported that approximately 70% of the work, cleaning the fence and signs, etc. has been completed. Still need to clean and paint the gate latches around the pool area. Wayne will bring a plan to next month's meeting regarding a long term facilities plan. The three major areas identified: damage and repair: manual labor(fence cleaning, holiday decorations, etc): and landscaping.

NEW BUSINESS:

Fishing: A new fishing rule was proposed by John. A discussion took place regarding changing the current rule that states "Residents and their guests may fish from the common area around the club house". After discussion, Jan made a motion that residents and their guests may fish from the common area around the club house inside gated area and along medical Blvd. Beth seconded the motion and passed unanimously.

OPEN COMMUNITY FORUM: Wayne Burke stated that he is appreciative of the responsiveness and work of Brightview.

Meeting was adjourned at 10:25 AM. The next meeting is scheduled for Thursday, April 6, 2017 at 9:00 am at the Clubhouse.

Respectfully submitted.

Jan M Russell, Secretary