

Stillwater 3 Homeowner's Association, Inc.

Board Meeting minutes

December 8, 2016

Call Meeting to Order: The meeting was brought to order at 9:40 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 November 10, 2016 minutes as written. Passed unanimously.

Treasurer Report: The Financial report for the month of October, 2016 was reviewed by treasurer, Beth Hanson, who reported that the finances for the time period have been properly maintained.

Manager's Report: See below.

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: Board members reviewed the sample document from another HOA regarding the rental policy. John and Steve will co-chair a rental policy committee and Larry Kolb will serve on the committee as well. The ad hoc committee will establish guidelines which will be reviewed by the attorney and voted on by the board.

Spa repair: Board reviewed spa repair proposals that had been submitted. Jan made a motion to accept the POOL 911 proposal for approximately \$3000, seconded by Charlie and passed unanimously. The money for the repair will be taken from the reserve fund monies set aside for pool repair/resurface.

2017 Budget: Mulch prices have risen, therefore the mulch line item will be increased to \$12,000.00 (from \$10,300) and the Repairs/Maintenance/Supplies line item will decrease to \$11,535.00 (from \$13,235.00). Jan made a motion to approve the 2017 budget with these changes, seconded by Charlie. Voted on and approved unanimously.

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 will review this request further and have a response at the next board meeting. The issues of uniformity, color, size, etc. will be considered.

The Fran Ricci request for hedges between the yards requires further investigation, including input from neighbors that would be impacted by the installation of a hedge. Charlie made a motion to table this, seconded by John and passed unanimously.

Landscape Committee: Ernie Campbell is the new manager for Brightview. There is also a new crew at Brightview.

The front gate project has been completed. Fall planting is nearly completed with only a few additional plantings to be done. Mulch will be delivered and placed on Friday this week.

Seven homeowners have volunteered to assist homeowners with their yards as needed.

Looking at sod replacement for the future-spring/summer is the optimal time for this to occur.

Facilities Committee: There has been no facilities committee. After discussion, Wayne Burke volunteered to chair the committee and the following residents volunteered to serve on the committee: Ron Sermon, Don Gott, Mark Culotta, Larry Pare, Charlie Rankin and Russell Phelps. This committee will oversee storage, decorations and cleaning of the clubhouse and common areas. There have been many residents involved in the power washing of the clubhouse, putting up the Christmas decorations at the gates and clubhouse and the board would like to thank all of these individuals for their time and service.

New Business: None.

Open Community Forum:

Discussion from the following homeowners:

Russ Phelps: shrub trimming

The next board meetings were scheduled for: Thursday, January 12, 2017 at 9:00 am at the clubhouse and the annual homeowner's meeting on January 26, 2017 at 1:00 PM at Englewood Community Hospital auditorium.

Meeting was adjourned at 10:33 AM.

Respectfully submitted.

Jan M Russell, Secretary

Addendum: Prior to the meeting, Officer Kathy Duff from the Sarasota Sheriff's Dept. presented information on neighborhood security. There have been no incidents reported in our community this year, however it is up to each individual to be aware of what is happening in the neighborhood and to report unusual behavior. Lighting is an important deterrent to crime and using dusk to dawn sensor lighting is an inexpensive method of lighting the area around our homes. Additional information is at the clubhouse. Of special interest: 911 calls are now accepted by text in Sarasota County.