

Stillwater 3 Homeowners Association

Board Meeting minutes

February 25, 2016

**Call Meeting to Order:** The meeting was brought to order at 11:00 AM.

**Determination of Quorum:** A quorum was established. Present: John Miranda, Jan Russell, Beth Hanson, Paul Brown 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:** The minutes from the February 4 meeting were approved.

**Report of Manager:** James Ro reported that painting of the villa doors will begin today. James received "A Notice of Public Hearing" for the proposed rezoning of the Morningside Drive property. The hearing will take place on March 8 at 1:30 PM in Venice and all are encouraged to attend.

**Treasurer report:** See attachment

**Unfinished business:**

a.) Comcast contract: Steve is waiting for a written proposal from Comcast. Verizon provided verbal proposal of a monthly charge of \$33.99 for preferred HD with 280 channels. There could be up to 5% annual increase. Verizon would reportedly include complimentary video and data at the clubhouse. The cable committee will meet once the written information is obtained from the 2 providers.

b.) Proxies/Rental Policy: A continuation meeting will have to take place for the 2 proposals that were proposed earlier this year. This will be the only business at that meeting, which has been scheduled for 11 am on April 7, 2016. We will continue to accept proxies until that time. Jan will post proxies at website and also have written copies available to those needing the proxies.

c.) Storage at Clubhouse: The Clubhouse Storage Committee met and Wayne Burke submitted the following proposal: Add upper cabinets over the kitchenette counter area and a shelf for the microwave. In addition, purchase a storage box for outside for Christmas decorations, extra paint, etc. Estimated cost for the cabinets and microwave shelf, accessories, and hardware at approx. \$350 + tax. The outside storage box \$324. + tax. \$721.18 total. John made a motion to purchase the cabinets and storage box as noted, seconded by Jan, approved unanimously.

d.) Security: Steve reported that the security camera was installed by a former resident and is not working properly. Steve will work with one of the homeowners to attempt to get the camera functioning properly. Paul suggested a new committee be formed to address security issues. The board agreed to form a security committee should the need arise.

**Standing Committee Reports:**

a.) Architectural Control Committee: Nothing to report

b.) Landscape: Beth provided the following information: Summary of the Sarasota Tree Permit that pertains to Stillwater III.

If a tree is going to be removed before the 7 year county ordinance is up, a replacement tree is required.

A Sarasota County tree permit is always required to remove the tree.

The tree replacement must be planted before the permit expires in one year.

The permit is currently \$250.00.

The homeowner pays the cost of the permit, the tree removal and the tree replacement.

A county staff member completes the final inspection of the planted tree.

The permit will remain open on the parceled land until the final inspection is completed. No tree replacement is needed after the 7 year county requirement has been fulfilled. It is highly recommended that the homeowner contact the county before removing a tree even after 7 years.

The county may have guidelines or recommendations for the homeowner and ordinances do change. More detailed information is available through Sarasota County and Elizabeth Bayless in the Environmental Protection Division. Also: Stillwater III requires the homeowner to complete the REQUEST FOR OAK TREE REMOVAL/TRANSFER APPROVAL form.

This pertains to any tree being removed by a homeowner.

The form is available at the web site and in the form book in the clubhouse.

When completed, route it to the Architectural Control Committee for approval.

Two proposals submitted by the Landscape Committee:

1.) Motion made by Steve and seconded by Paul that we accept the Landscape Committee Proposal that the SOUTHERN MAGNOLIA AND YAUPON HOLLY be the 2 tree species choices a homeowner has for replacing a Live Oak tree that is removed before the 7 year tree ordinance time is up, in accordance with the Sarasota County Tree Permit.

2.) Motion made by Steve and seconded by John that we accept an \$80.00 maximum cost for fire ant treatment and support the volunteer effort to clean up the Oleander Hedge outside the gated area on our side of Medical Blvd.

James reported that he received a proposed new contract from Valleycrest in the mail this week.

c.) Facilities-no committee chairperson/**no report**

#### **New Business:**

a.) Stillwater 3 (in conjunction with Stillwater) Community Sale-scheduled for March 5 from 8am-1 pm. James will have the gates opened at 7:30 am on that day.

b.) Hot tub leaking. Beth was informed by a homeowner that there is water leaking at the hot tub and a new part (an opt) is needed. James will handle this with the pool company.

**Open Forum for Homeowners:** A notepad was provided for residents to sign their name and subject/topic.

Paul Brown: landscaping

Harry Johnson: cable TV

Karen Purdue: cable TV, security camera and motion light at gate

Janeen Lanham: cable TV

Bill Bostock: weeds in pond

**Adjournment:** The next board meeting will take place on Wednesday, April 16 at 1:00 PM at the clubhouse.

There being no further business, the meeting was adjourned at 12:30 PM.

Respectfully submitted.

Jan M Russell, Secretary