

Stillwater 3 Homeowners Association

Board Meeting minutes

February 4, 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. Motion from Paul (second Steve) to approve minutes from 1-21-16 meeting. Unanimously approved.

Report of Manager: James Ro reported that the Gould vs screen/lanai mold issue has been discussed with the parties involved. The screen will be replaced with a regular screen to avoid mold buildup. James Ro will check with the parties involved in a couple of weeks to be sure that the issue has been resolved satisfactorily.

James reported that the January Treasurer report is not available yet, but there is approximately \$84,000 in general fund and \$286,000 in reserve fund. \$21,000 was generated in 2015.

Unfinished business:

a.) Comcast contract: Steve had contacted both Comcast and Verizon for pricing. There is no written contract from Verizon.

COMCAST: Digital starter with no HD 67 channels 58 HD. New offer was for a starting price of \$36.95 with 4%/yr increase and a \$17,000 signing bonus, locked in for 5 years.

VERIZON: Estimate: 160 channels + HD. Free installation. Start price about \$35 per month with 5%increase per year.

The original offer from Comcast has expired, but possible to negotiate a new contract. Current Comcast expires in March, 2017, but we need to be proactive and ready by then with new contract. An ad hoc committee was formed to look into the cable TV issue in more detail and to get firm pricing/contract so that we may decide on future cable. Options at this time are to continue with Comcast (re-negotiate a group contract with them), change to Verizon (negotiate a group contract with them) or allow each homeowner their to get cable on their own and issue each homeowner a refund on the cable amount of their monthly payment. Comcast current rate is \$44.95 per month.

A sub committee will be formed to look at the cable TV options. Steve Patty, John Miranda, Rick Russell and Linda Thompson volunteered for the committee. The group will provide pricing, vacation hold information, service to clubhouse, group discount/incentive information, terms of contract from Comcast, Verizon and costs for homeowners should they opt for their own services.

Steve did state that seasonal homeowners should leave their cable box plugged in and on while they are away.

b.) Proxies

Jan presented a draft a letter to be sent to the homeowners that did not vote on recent issues. There were no recommended changes to the draft. The proxies are valid for 90 days, therefore we can continue to

collect the proxies until we meet a quorum. Several homeowners have not received the proxies in the mail and the proxies were taken down from the we site so there are no copies available to distribute. James will provide copies to Jan so that the proxies may be distributed and reposted at the web site. In addition, James will provide Jan with a list of homeowners who did not participate in recent voting. The board will determine when the letters shall be sent out at the next meeting.

Ten additional proxies have been received, according to James Ro. 94 yes votes are needed for the changes to pass. On the 5% rental issue, there are currently 60 yes votes and 20 non votes. On the 2 year requirement issue, there are 69 yes votes and 16 no votes.

Standing Committee Reports:

a.) Architectural: John Miranda chair. John Olivera and Rick Russell volunteered to serve on the architectural board. There has been one architectural request for the group to review-McCauley family to install pavers.

b.) Landscape: Beth Hanson chair. Beth has contacted James Rodriguez from Valley Crest to discuss landscape issues with Valley Crest. There will be a meeting on Monday morning for the Landscape Committee. Fran Ricci volunteered to serve and a couple of others have expressed interest.

c.) Facilities-no committee chairperson

New Business:

a.) Storage at Clubhouse. Jan suggested that a committee be formed to address the issue of clubhouse storage now that more activities are taking place at the clubhouse and the fact that we have acquired new items, such as the chairs and folding tables. Les Davis and Wayne Burke volunteered to serve on this committee, along with Steve Patty and Jan Russell.

b.) Steve Patty suggested that a survey be sent to to the homeowners in order to determine preferences of the residents, regarding TV/cable services. Some additional items to include on the survey is satisfaction regarding the landscaping company, sprinklers, TV/cable service, cleaning of the clubhouse. This will be further discussed at the next board meeting. Jan cautioned that when surveys such as these are presented, there is an expectation that all problems raised will be resolved.

Open Forum for Homeowners:

Karen Purdue: We all signed the original contract with Comcast and we should not be forced to change. This would be a major inconvenience for many homeowners.

Linda Johnson: Can Netflix be used on both Comcast and Verizon ? Steve Patty:yes

Les Davis: It would be difficult for many of the homeowners that are not here year round to switch to another cable provider.

Harry Johnson: Would Verizon have to rewire? Steve Patty:Yes, but there would not be an installation fee, just a fee for each of the boxes.

Linda Johnson: Referring to the Comcast and Verizon contracts, what are the technological changes that you are referring to? We don't know what changes may come about in the next few years.

Fran Ricci:The oak trees that were around the pool have been cut down. Can we replace them with palm trees? James: There are only certain types of trees that can be planted there. Beth will speak with Jimmy Rodriguez to get a list of the approved canopy trees for Sarasota County.

Karen Purdue: What is being done to stop the law breakers that are at the pool? James Ro: Violation notices have been sent for the 2 incidents that were reported. James should be notified when there is a problem, or the police to be called. Board members are not responsible for confronting any trespassers.

Are the security cameras working? Steve Patty: The cameras are working. There is a call out to the person that set them up to get additional information.

Will Comcast customers have to pay a penalty if the contract is broken? Answer unknown.

Rick Russell: Is it possible to get a clock for the pool area, with a second hand? Paul: Yes, the clock may be replaced.

Jan Russell: Received an email from a resident that was unable to attend the meeting...the question is whether the emails for advertising items for sale can be restarted as it was stopped abruptly a month ago. Jerry: Homeowners complained that there were too many emails so the personal emails were stopped. Jan suggested that a bulletin board be put up inside the clubhouse for items for sale, car seats/cribs, etc to borrow, rides needed to the airport, etc. This was approved and Jan will order the bulletin board.

The next board meeting will take place on Thursday, February 25 at 11:00 am at the clubhouse.

Meeting was adjourned at 12:18 PM.

Respectfully submitted.

Jan M Russell, Secretary