

Stillwater 3 Homeowners Association

Board Meeting Minutes

April 7, 2016

Call Meeting to Order: The meeting was brought to order at 1:15 pm by Steve Patty, Vice President.

Determination of Quorum: A quorum was established. Present: John Miranda, Steve Patty, and Beth Hanson. (Jan Russell and Paul Brown were offsite but on speaker phones. There was a poor phone connection and this recorder is not sure how much Jan or Paul could hear or understand of the meeting.) Present also: James Ro, property manager.

Confirmation of Proper Meeting Notice: The meeting notice was posted in accordance with Florida Statutes and Bylaws of this Association.

THE AGENDA WAS SET TO REVIEW THE FOLLOWING 3 ITEMS:

- **LANDSCAPE**
- **SIDEWALK GRINDING**
- **SWIMMING POOL**

Beth Hanson reviewed the spring plant replacement proposal from VALLEYCREST for \$1,460.00 which includes plantings/replantings on the front and side of villas with mulch around these plantings. (The fall plant replacement will concentrate on the back side of the villas)

Motion made by John Miranda with a second by Steve Patty to accept this proposal. Discussion followed. Motion passed by unanimous vote.

Motion made by John Miranda with a second by Steve Patty to accept the proposal from ANDERSON ASPHALT & CONCRETE SERVICES, LLC for \$760.00 to grind down and mobilize areas of our sidewalks that are lifted to be flush with adjacent sections.

Discussion followed. Motion passed by unanimous vote.

James Ro informed the HOA board that the swimming pool has a compressor problem. It has been in operation for almost 10 years and the usual life is about 10 years. James has 3 estimates from different companies for either a new compressor or a new pool heater.

Motion made by John Miranda and seconded by Beth Hanson to accept the proposal from ALEX'S POOL HEATING & AIR CONDITIONING, LLC for a new 135,00 BTU Pool Heater-Built Rite Brand with a 5 year manufacturer warranty on parts & labor for \$3,700.

Discussion followed. Motion passed by unanimous vote.

Added items to the meeting during the meeting:

- **STORAGE SHED**

Motion made by Steve Patty and seconded by John Miranda to accept the proposal to spend up to \$500.00 for one additional storage unit shed to be placed outside by the other storage unit purchased this past winter.

Discussion followed. Motion passed by unanimous vote.

- **AMENDMENTS REGARDING LEASING**

James Ro informed the HOA Board that a Leasing/ Rental Committee needs to be formed to create and uphold renting policies. Further action will be taken at the next HOA Board meeting.

HOMEOWNER FORUM

1. Several homeowners spoke of the concern of recent trespassing youth. Lengthy discussion followed.

The HOA board agreed that more fencing (fencing continuation) will be installed to deter trespassers and additional NO TRESSPASSING signage will be placed around the perimeter of the property ASAP.

2. In connection with concern #1 there was discussion if Charlotte County could be called if HELP is needed as Stillwater 3 is just a couple of blocks from the county line. **Beth offered to call both Sarasota County & Charlotte County to see if that is possible. Information gathered will be shared at the next board meeting.**

3. Linda Burke brought up the concern of our official website having information posted that the general public could view as it is easy to access. James Ro stated that he believes there is nothing on the website that shouldn't be there.

4. Peg Heffley noted the challenge of the phone system used today for a conference call and the difficulty for board members to hear or participate in the meeting. She is wondering how often would the board be meeting over the summer months and would have to use the phone system for members not on site. James Ro explained that he doesn't like to use conference calls as a general practice but that all members do get the agenda and information before a board meeting. Beth noted that the board has been meeting every 3 weeks to handle concerns and issues before people leave the community for the summer. James also stated that summer board meetings are not typically scheduled.

5. Several homeowners discussed various concerns regarding of the passing of the leasing amendments.

ADJOURNMENT: Motion to adjourn by John Miranda and seconded by Beth Hanson. Motion passed by unanimous vote.

Respectfully submitted,

Beth Hanson

**NEXT BOARD MEETING WILL BE MONDAY,
APRIL 11, 2016 AT 2:30 PM.**