

Stillwater 3 Homeowners Association

Board Meeting minutes

March 16, 2016

**Call Meeting to Order:** The meeting was brought to order at 1:00 PM.

**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 25, 2015 meeting were approved.

**Report of Manager:** James reported that the Hoover pump (for the fountains) has been repaired recently for a cost of \$9565.

**Treasurer report:** See attachment: Revenue and Expenses from 2/1/16 to 2/29/16.

**Unfinished business:**

a.) Comcast contract: Some additional information was received regarding Comcast and Verizon (some clarifications are still needed) and the cable committee will meet and make a side by side comparison chart of the two providers. For Comcast, the clubhouse is considered a "business contract" and is therefore separate from the residences, so cable and internet are not able to be placed in the clubhouse. Steve Patty will put together a survey for the homeowners for their input regarding cable TV. This will be distributed within the next two weeks.

Steve stated that for current Comcast users: For seasonal residents-do not unplug your digital boxes or remove the cable from the boxes when you leave for the summer.

b.) Proxies/Rental Policy: A continuation meeting is scheduled for APRIL 7, 2016 at 11:00 am at the clubhouse. The results of the 2 proposals will be announced at that time.

c.) Storage at Clubhouse: Wayne Burke will proceed with the purchase of the cabinets and outdoor storage box as previously approved and will install them as well. Les Davis has volunteered to donate a stainless steel sink and faucet for the clubhouse, should we wish to have that installed.

d.) Security: Steve proposed that a basic security community assessment be performed by a security professional. This will identify current and potential security issues in our neighborhood. Beth made a motion for a security assessment to be done, seconded by Steve. Passed 5-0.

e.) The hot tub leak has been repaired.

**Standing Committee Reports:**

a.) Architectural Control Committee: Nothing to report

b.) Landscape: The landscape committee met on March 14. Beth provided the following information:

Contract received from Valleycrest for 12 month (March 1, 016-Feb 28, 2017) landscaping services for the amount of \$76,680.

1.) Motion to sign the contract for services made by Jan and second by Steve. Passed 5-0 After contract is signed, would like to discuss testing of sprinkler heads, uneven mulch distribution and spraying for pests as options to be included with future service.

The Landscape Committee read, reviewed and discussed Stillwater III's HOA's Declaration of Covenants pertaining to trimming of trees.

Declaration of Covenants / Article II / Property Rights / Section 12 / Maintenance / Responsibility of Association.

Recorded in official records by the clerk of the circuit court of Sarasota County, 2006

...The Association shall provide and has the exclusive right to trimming of trees and shrubs which follow the "Development Wide Standards". The Association shall have sole discretion as to the timing and necessity of maintenance activities.

and

Declaration of Covenants / Article IV / Use Restrictions / Section 12 / Trees

Recorded in official records by the clerk of the circuit court of Sarasota County, 2006

...Care shall be used to preserve and retain as many trees as is reasonably possible. No cutting or trees shall be performed in violation of law of this Declaration or without the prior approval of the Architectural Review Committee.

2.) Motion stating that Homeowner cannot prune or trim oak trees on their own made by Steve and seconded by John. Passed 5-0. If oak trees are in need of trimming, a work order form (available at club house and at web site) should be completed and submitted to James. A violation letter will be sent to homeowners that are not in compliance,

#### **New Business:**

a.) Approval for new development on Morningside Drive was recently given by the Sarasota County Commission. There will be 71 new homes built. This brings up additional concerns regarding safety/security, noise and privacy, a committee may be formed in the future to investigate/address these potential problems.

b.) Facilities committee not necessary at this time. James should continue to be notified of facilities related issues. James will investigate cost and services for cleaning services for the clubhouse and report back at next meeting. In the past, cleaning was contracted for twice a month for a cost of \$250 per month.

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

Russ Phelps:new housing complex on Morningside Drive

Larry Beers:cable TV

Doug Newport:posting of minutes

Louie Ervin:rental policy implementation and surge protection for pump

Paul Kriz: Comcast review

Joanne McCauley:replacement/repair of some pool chairs

Tom Heilman: fire ant control

Mike Frost:trimming of oak trees

**Adjournment:** The next board meeting will take place on April 7, 2016 at 11:00 AM.

There being no further business, the meeting was adjourned at 3:00 PM.

Respectfully submitted.

Jan M Russell, Secretary

