

Southern Dunes Master Community Association, Inc.

1603 Forest Hills Lane

Haines City, FL

BOARD OF DIRECTORS MEETING

WHERE: COMMUNITY CLUBHOUSE - 1603 FOREST HILLS LANE

WHEN: MONDAY FEBRUARY 11, 2019

TIME: 5:15PM

AGENDA

1. **CALL TO ORDER** Meeting is called to order at 5:15PM on FEBRUARY 11, 2019 By Diane Martinez - LCAM- meeting held at the announced location: HOA Conference room at 1603 Forest Hills Lane, Haines City FL 33844 office.
2. **PROOF OF NOTICE** Let the record reflect meeting notice was posted in accordance with the requirements of FS 720.303 and Southern Dunes governing documents **at least 48 hours prior** to the meeting; sign posted by the exit gate of the community.
3. **CERTIFY QUORUM** Quorum established with the attendance of: 6 of 6 members present.
(P)William "Bill" Grobasky, (VP) Sonny Quinn, (S) Ronald Fischer, (T) Scott Rohrhoff, (D) Barbara Heddon
(D) Wayne Campbell
Additional attendees: Diane J. Martinez, LCAM – Management Company - Don Asher & Associates
Additional attendees: Shannon Dixon – Job One Security
4. **APPROVAL OF PRIOR MEETING MINUTES -**
Meeting minutes draft for January 22, 2019 bod meeting presented for approval / copy was sent via email to all board members prior to meeting as well as included in board meeting packet
Motion to approve January 22, 2019 Board of Directors meeting minutes as presented by Barbara Heddon seconded by Ronald Fischer
All in favor / Motion approved.
5. **PRESIDENTS REPORT**
 - a. Bill discusses the phone call regarding the Paulette lift station between the association and Haines City attorney Mr. Fred Reilly. Mr. Reilly wanted to know if the Paulette residents were planning on assisting the next commissioners meeting. The attorney let him know that he was unaware if the residents were planning to go or not. Further information will be provided during the Special Meeting for the Paulette residents to follow this meeting.
 - b. 2499 St. Augustine is up for sale. The inspector report was sent to the association. The report stated many items that are not the association responsibility. Bill spoke with the inspector regarding the findings one of which had to do with the balcony. The inspector marked the lack of flashings and lag bolts. Bill notified the inspector that the balconies were built to the original codes when they were built. The association is responsible for the maintenance of original build. The homeowners are responsible for the upgrading of structure. Barbara asks if we should bring it up to code, Wayne answers that we would have to do this for all balcony structures and that we are not required to do so. This would be

required only if the balcony was rebuilt entirely. Inspector was notified that the structure would be re-caulked where needed and additional nails would be placed where needed. No leaks were observed when inspected and structure does not require any repairs.

- c. Cameras at the guard house were replaced due to not working properly they were also redirected for better visibility.

6. ITEMS FOR DISCUSSION

OLD BUSINESS

1. St. Augustine – Water leaks

- a. 2505 St. Augustine – 6x6 rail road ties were placed in the back of the home. So far it seems to be working since we haven't had any other reports from the homeowner.
- b. 2445 St. Augustine – Bill, Ron and the manager have inspected the outside of the property. Photos were taken. Manager shows photos taken to the board on phone. There is a 1ft hole next to the garage door to the right. The water is pouring down from a broken gutter there is downspout missing the pressure of the water has created a large hole where it accumulates and pools until it drains naturally into the ground and under the cement causing leaks under the foundations. There are also hairline cracks marked with blue tape on the side of the home. The home owner's daughter had contacted the association regarding the foundation leaks. The association notified them that the foundation leaks are not covered, she later said it was coming from the gutter, the association notified her that the gutters are not original to the property and is not covered by the association as this is the owners responsibility. She later stated they were coming from the hairline cracks. The board has requested that they provide at least 3 inspectors reports indicating what the issue is since we have received conflicting information regarding the leak. Emails were sent to the same address from which the association has been contacted requesting inspectors reports and photos of finding. Neither the homeowner nor her daughter who is representing her; have contacted the association.

2. St. Augustine - Street Parking

Signs with green lettering have been posted in the St. Augustine pool area; a green line will also be painted to identify the area. The signs ordered were a little larger than expected. Residents and guests should have no problem seeing them. As a reminder there will be a 5 minute parking limit this is enough to get mail. We hope this will eliminate the parking situation in the area.

3. Southern Dunes Condominiums - Tennis Courts

The association has not received further information regarding the tennis courts. They continue to be closed.

4. Debridement and Paining of Mariner Cay Wall

The Mariner Cay wall has been power washed. It will be painted in the next few days. The association received the quote for cost of painting for a lower amount than previously paid. The paint will also be applied by hand roller and not sprayed.

Approved 05/15/19
Dmtz