

Southern Dunes Master Community Association, Inc.
Board of Directors Meeting

WHERE: COMMUNITY CLUBHOUSE
1603 FOREST HILLS LANE

WHEN: JULY 26, 2017

TIME: 1 P.M.

Meeting Minutes

CALL TO ORDER: *Meeting is called to order at 1:00 pm by BOD President William Grobasky*

PROOF OF NOTICE: *Let the record reflect meeting notice was posted in accordance with the requirements of FS 720.303, Section 2.c2 revision 2. at least 48 hours prior to the meeting. A notice was put out Oct 24-25, 2016 at the exit gate of the community and was posted on the community website southernduneshoa.com.*

QUORUM - *Quorum established with the attendance of 5 of 7 members present.*

(P) William "Bill" Grobasky, (VP) Sonny Quinn, Barbara Heddon (D) Evelyn Pickert (D) Wayne Campbell
Absent: Anthony Johnson (T) and Patricia Myers (S)

Also present:

Don Asher & Associates – Diane Martinez, LCAM
Job One Security Representatives – Rocco Rao, Shannon Dixon

APPROVAL OF MINUTES FROM: JANUARY 18, 2017

Previous meeting April 2017 – Closed meeting with attorney – No meeting minutes taken
Previous meetings June 2017 – Annual Meeting / No Quorum – No meeting minutes taken

***Motion to accept and approve the prior meeting minutes by Barbara Heddon
Seconded by Evelyn Pickert
All in favor: Motion passed***

PRESIDENT'S REPORT

1. Plaques for past and present board members have been put up by the conference room entrance.
2. All holiday decorations have arrived.
3. Situations with speeders, ie: Clark Services a property management company seen speeding, aggressive and negligent driving. 2nd letter sent if behavior continues will be sent to attorney. Discussion of former resident that passed away due to speeding causing multiple injuries to others.
4. Overall the community is doing well. New plants and shrubs have been planted and mulching has finished. Collections have continued to stay down with no significant increases however the dues collection month is still undergoing and we do not have this quarter's numbers in yet.

*Submitted by Diane J. Martinez, LCAM for approval
Approved by Board on: 11/20/2017*

SECURITY REPORT

1. JOB 1 TRACKING SYSTEM

Video presentation was given by Job One Regional Manager Rocco Rao regarding the new tracking system Track Tech. This new system is a real-time checkpoint, GPS trackable, photo and video capable. It will be used on a phone or tablet. This eliminates the need to print out daily reports. Track Tech will be installed in the community on a trial run basis to see if it works for our community needs. Per Mr. Rao this system will be incorporated fully in their company by the end of 17-18. This will begin to make the company paperless and documents will be cloud based. Current Deggy system will be slowly phased out. The new tracking system will be provided at no charge for 90 days; should the community accept, there will be a charge of @ \$130.00 monthly.

Rocco Rao will be out of the Florida area from August 9 to Sept.19 opening a new office. Account Manager Shannon Dixon will be available however Rocco will be available via phone and email.

OLD BUSINESS

1. WATER PRESSURE

This issue is currently still being worked on by the city. No new developments to report. Bill asked Wayne to continue the follow up with the city. Wayne will be provided with the contact information and any recent conversations and/or emails regarding this situation.

2. SANDRA GREGORY VS SOUTHERN DUNES UPDATE

Attorney notified that Ms. Gregory and Mr. Body will be providing their deposition in the following weeks. They still do not have all of the medical information and records as requested. Discussion regarding the recent 10-day RV trip with Mr. Body was done. Ms. Gregory has been seen out and about with no apparent problems in walking. Bill mentions that the area where Ms. Gregory fell was only a surface indents and that the case is being handled by the insurance company who is acting on behalf of the community.

3. ST. AUGUSTINE TOWNHOMES / DRY WOOD TERMITE INSPECTIONS

Homes are still being inspected for the dry wood termites; it is reminded that the Association does not cover the treatment of dry wood termite's only subterranean termites. This inspection is done out of courtesy and for the owners so they are aware of being infected and able to treat their homes at their expense should it be required. Florida Pest Control has inspected some homes 25 out of 68 but have not been able to inspect all homes due not having access. We have requested that a final inspection attempt be made to those who have not been available. Final inspection will be made on Friday July 28, 2017. Bill asks Evelyn if she will pass out the flyer to homes that have not been inspected; a list was provided to her.

Item tabled for update for next meeting

NEW BUSINESS

1. EXPIRING CD – RESERVE FUNDS

Bill informs the BOD that there is an upcoming CD \$ 36,253.00 from Axiom Bank that will expire. Other options for deposit or renewal were considered however there are no interest rates that will generate any substantial income. CD will be cashed out and deposited to the cash reserve accounts for payment of the asphaltting of The Estates roads \$74,700.00 and for The Estates pool resurfacing \$9,782.00 total for both jobs \$84,482.00 minus the \$36,253.00 (cashed out CD) there will be a balance of \$48,229.00 to be paid by cash reserves. There is enough in the cash reserve accounts to pay for both

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jobs to be done this year and have a remaining balance @ \$8,000.00 to be used for emergencies should they arise.

*Motion to approve the cashing out of the Axion CD for the pool resurfacing and asphaltting of The Estates subdivision by William Grobasky, seconded by Wayne Campbell.
All in favor; Motion Passed*

2. ASPHALTING OF ROADS IN THE ESTATES SUBDIVISION – BID REVIEW

Received bid from Tucker Paving bid submitted for \$74,708.00; this contractor has provided road asphaltting for the community in the past. Tucker will fix the holes in front of the community on the road leading to US 27. After this asphaltting work, there will be no need to asphalt any more roads for @ 2 years and will be for the Kokomo area. Bill proposes to pay for the work from the deposit reserve checking account. Roads to be asphaltting will be Forest Hills Lane, Dunes Court, Water View Loop, Gulf Vue Drive and Clubhouse Cove.

*Motion to approve Tucker Paving to asphalt the remaining roads of The Estates Subdivision by Wayne Campbell, seconded by Barbara Heddon.
All in favor; Motion Passed*

3. POOL RESURFACING FOR THE ESTATES CLUBHOUSE - BID REVIEW

The Estates pool has not been worked on since the original installation in 1995-1996. It is need of painting due to staining, stairs may need to be replaced and possible tile replacement for non-skid. Bill suggests getting the work done between last Oct / Nov before the snowbird season. Pool will be closed for about 10 days may change if situations arise.

3 bids have been received for pool resurfacing

SPIES – Submitted for \$9,782.00; equipment and services are included. They are the current suppliers for the community for pool equipment. They have a good history with the community.

FIBRETECH POOLS – Submitted bid for \$14,000.00; application will be applied over the existing material. Upon research, we have found that the fiberglass pools can have several issues including fibers in the water. Upon discussion with the board Wayne also added that the material can come away from the walls and create bubbles.

STEWART POOLS – Submitted bid for \$ 14, 450.00; included in bid adding handicap pool entry, replacing ladders, non-skid tiles and including many code compliance additions that all other companies that submitted bids claimed were unnecessary due to grandfathering of pool and it not being a public pool.

Wayne asks if the pool resurfacing is a separate line item, if is paid with general funds or reserve funds. Bill responds that there is a separate line item and can be paid by reserve funds.

Bill suggests accepting Spies bid be accepted, due to price and history with the community.

*Motion to approve the Pool Resurfacing for the Estates Clubhouse by Wayne Campbell, seconded by Barbara Heddon.
All in favor; Motion Passed*

4. SOUTHERN DUNES UMBRELLA INSURANCE

General Umbrella Insurance has never been discussed before since the community has never had this coverage before. The insurance company has sent us a quote coverage of \$5,000,000.00 (premium of \$4,263.00) for we have saved \$52,000.00 by not having it in the past however if there is an event where the Association is involved in a law suit this policy would cover the Association.

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Wayne suggests that in comparison with the \$5,000,000.00 and \$10,000,000.00 (premium is \$ 4,603.20); there is not much of an increase however the Association will have a better coverage.

***Motion to approve General Umbrella Insurance for \$10M by Wayne Campbell,
seconded by Barbara Heddon.
All in favor; Motion Passed***

5. HAINES CITY POLICE AGREEMENT – CONTRACT RENEWAL UPDATE

As per Gary Hester – Haines City Chief of Police the contract renewal will be on the agenda during the next commissioners meeting in August 2017; an autorenewal clause will be added to avoid having to put the contract up for renewal every year.

Item tabled for update for next meeting

6. UPCOMING OPEN POSITION ON THE BOARD OF DIRECTORS AND DESIGN REVIEW COMMITTEE

Bill mentions that Patricia Myers will be resigning from the Board of Directors. Her official letter of resignation will be submitted next week. All members were sad to see her go and expressed all good things regarding all the work that she has provided during the years.

Discussion on appointing a new member to the board - Bill suggests Ronald Fischer; he is a fulltime resident, comes to all board meetings and assists in looking for the yard of the month. He is an active member of the community and would be a good addition to the board. Mr. Fischer was present at this board meeting and was told once Pat's resignation is confirmed and official. He will need to provide a background check and take a board member certification class as well as sign a declaration that he has received, read and understands the community governing documents including the rules and regulations.

LCAM added that there will be an upcoming board certification class to be held in September 20, 2017, the place or time has not been provided yet. Once information is provided it will be forwarded to Mr. Fischer as well as to all the members who are interested in taking the class since there have been many changes and updates made recently in the Florida law and statues 720/718. There will also be another class during the CAIC convention in February 2018.

***Motion to appoint Mr. Ronald Fischer to the Board of Directors by William Grobasky
Seconded by: Barbara Heddon
All in favor: Motion passed***

DRC COMMITTEE OPENING

There will also be an opening on the Design Review Committee since Pat was also on this committee; Mr. Dion Thornton a new, full time resident expressed interest in being a part of the DRC committee several times. Bill suggests that Mr. Thornton be appointed to the DRC committee since he has done substantial upgrades to his homes since its purchase and it looks it was also awarded Yard of the Year during the annual meeting held in June. Mr. Thornton will be advised of his appointment to the DRC committee.

***Motion to appoint Mr. Dion Thornton to the Board of Directors by William Grobasky
Seconded by: Floyd Quinn
All in favor: Motion passed***

*Submitted by Diane J. Martinez, LCAM for approval
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OPEN FOROUM

1. HALLOWEEN PARADE

Discussion regarding adding a Halloween Parade to the community events brought up by Bill but some members claimed if they were at the parade then they wouldn't be home to give out treats to trick or treaters.

Motion to add Halloween Parade by William Grobasky

All in favor William Grobasky

Those Opposed: Floyd Quin, Barbara Heddon, Evelyn Pickert, Wayne Campbell.

Motion Denied

ADJOURNMENT

With no further discussions before the Board the meeting is adjourned at 1:54pm.

Motioned to adjourn meeting by Evelyn Pickert

Seconded by: William Grobasky

All in favor; Motion Passed