

Southern Dunes Master Community Association, Inc.

1603 Forest Hills Lane

Haines City, FL

BOARD OF DIRECTORS MEETING MINUTES

WHERE: COMMUNITY CLUBHOUSE - 1603 FOREST HILLS LANE

WHEN: May 30, 2018

TIME: 1 P.M.

AGENDA

1. **CALL TO ORDER** - Meeting is called to order at **1:00pm** May 30, 2018 by **William Grobasky**; 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, Section 2.c2 revision 2. **at least 48 hours prior** to the meeting by **Evelyn Pickert (D)**. Sign posted by the exit gate of the community
3. **CERTIFY QUORUM** - Quorum established with the attendance of; **7 of 7** members present.
(P) William "Bill" Grobasky, (VP) Sonny Quinn, (S) Ronald Fischer, (T) Scott Rohrhoff (D) Barbara Heddon, (D) Evelyn Pickert, (D) Wayne Campbell.
Additional attendees: Diane J. Martinez, LCAM – Management Company - Don Asher & Associates
Additional attendees: Shannon Dixon – Accounts Manager - Job One Security, Rocco Rao & Michael Ford.
4. **APPROVAL OF PRIOR MEETING MINUTES** – February 28, 2018
Motioned to approve meeting minutes as presented Barbara Heddon / Seconded by Ronald Fischer
All in favor: Motion passes
5. **PRESIDENTS REPORT**
 - a) Walls by entrance have been power washed and painted. Emailed Shane at the golf course to let them know so they can consider repainting the guardhouse. No response has been given.
 - b) Pavers at guard house on exit side have been repaired by Bennie.
 - c) Construction of storage room – HOA / clubhouse by the pool area has been completed. Door has 2 locks, camera has been moved for monitoring, 2 vents and insulation has been added no sheetrock and shelves have been put in.
 - d) Asphaltting of roads in The Estates sub division has been completed.
 - e) Sandra Gregory case has been closed. Case was settled for an undisclosed amount. No further actions.
 - f) Pipe installation (water pressure) from the city is currently being done. The removed fence on Main Street by the golf course should be back up and reinstalled by the contractor next week. Expected completion time is in November 2018 per the contractor. Expected increase in water pressure for residents of Southern Dunes.
 - g) Bennie will be cleaning the drains, repairing concrete work where the sidewalks were grinded down. Tree trimming is still being done; back part of St. Augustine and common areas of Hemingway Ave.
 - h) Common area has been mulched.

6. SECURITY REPORT

Rocco indicates that security has obtained the body cameras and the guards have received training. Cameras will only be turned on when a confrontation or incident is anticipated those being recorded will be notified they will be recorded. Guard will use their discretion and best judgment in when to record. Red light indicating unit is on has been covered to avoid misinterpretation and issues. Video demonstration of camera quality was displayed. Security indicates there have been increasing issues mostly arising from renters however they are handling them and no significant issues have occurred.

ITEMS FOR DISCUSSION

7. OLD BUSINESS

a) GENERATOR AND PUMP / PAULETTE AREA – Generator has not been purchased yet. Harbor Freight has had them on back order and when they come in they are purchased quickly. They cannot be put on hold. Rocco indicates he will forward information for a generator that he has seen that might be suitable for the association purpose. Bill indicates that gas cans, LED light towers and wheel kit has been purchased.

i. Pump for Paulette Lift Station - Consta flow has been working with the pump, rats continue to be a problem; poison has been placed in area. A new pump should be installed this week.

b) 1668 WATERVIEW LOOP – Tenant was evicted by Association. A foreclosure of the first mortgagee lien of the property 1668 Waterview was concluded. As a result, the investor is now the owner of the Property and is represented by Altisource. Altisource, on behalf of the investor, is determined to maintain this property in accordance with the association's guidelines and regulations. Past due association fees will be presented however by virtue of the foreclosure process, all outstanding association dues should be governed by state statute.

8. NEW BUSINESS

1. MAINTENANCE OF UNBUILDABLE LOT ON KOKOMO NEXT TO 2701 KOKOMO LOOP –

Homeowner of 2701 Kokomo Loop has approached the association regarding the unbuildable lot next to their property. They had approached the board in the past wanting to buy the property but the membership did not agree. The association continued to maintain the lot planting trees, plants, mulching, mowing, irrigating and etc. The homeowners are now requesting to maintain the lot at their expense this would include maintenance, landscaping, irrigation and all required to maintain the lot in good condition. Once a signed agreement is received the association will contact B&B Landscaping to discontinue service to this area; this fee will be removed from the invoice. The homeowners will be hooking up the irrigation system to their property's system. Currently Bences Landscaping will be doing the landscaping.

**Motion to enter into Lot Maintenance agreement between the association and 2701 Kokomo Loop
By William Grobasky / Seconded by Barbara Heddon
All in favor: Motion passed**

2. PALM TREE INSTALLATION

Bill indicates that many trees have been removed due to illness and/or growing too big, suggests replacing them with palm trees that grow only to @ 10ft. They are easier to maintain. Previously trees were priced at @\$ 150 ea. New prices will be requested from the landscapers.

**Motion to purchase palm trees to plant throughout the community-
Spending is capped at \$800 total: William Grobasky
/ Seconded by Barbara Heddon & Ronald Fischer - All in favor: Motion passed**

3. DRC COMMITTEE

- a. 2209 MALLORY PET ENCLOSURE – Email from the golf course was presented regarding enclosure in the back of 2209 Mallory where a black fence pet enclosure was installed with DRC committee approval. A waiver was granted and all guidelines were followed. The committee indicates they do not have to answer the golf course inquiries or demands to remove since it is not a fence but an enclosure, it is not on golf course property, does not block any views nor interfere with golf course business.
- b. MEMBER APPOINTEMENT – Due to conflicts in agendas there have been times that the DRC committee is having difficulties in meeting quorum for meetings. Bill suggests adding another member Ms. Catherine Valentino from 1955 Bermuda Pointe Drive. Ms. Valentino is a full time resident and would be an asset to the committee. Appointment is for the DRC committee only not to the Board of Directors.

***Motion to appoint Ms. Catherine Valentino to the DRC committee: William Grobasky /
Seconded by Evelyn Pickert & Scott Rohroff - All in favor: Motion passed***

9. OPEN FOROUM

- a. Evelyn indicates the great job Michael Ford is going as one of the security guards for the community. He apply all rules and regulations and has does not make exceptions to any resident including the members of the Board of Directors.
- b. Barbara Heddon mentions an RV will be coming in. Rules and regulations regarding RV's in the community are re-discussed. They will be required to fill out a form and will only be permitted 4 hours to load and unload. No maintenance/repairs or are permitted.
- c. Barbara Heddon asks if she is permitted to take onto the golf course in her golf cart members of the board and/or LCAM since as previously indicated the golf course manager has indicated that BOD or management is not allowed onto the golf course. Barbara Heddon states that we would be her guests on her private golf cart. She wishes to show the backs of the homes that are poor condition including pools.

- 10. ADJOURNMENT - *With no further discussions before the Board the meeting is adjourned at 1:53 pm.*
*Motioned to adjourn: Barbara Heddon / Seconded by Ronald Fischer - All in favor: Motion passed***

Minutes approved on September 17, 2018 during BOD Meeting