

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

The regularly scheduled meeting of the Board of Directors was held on Wednesday, **October 29, 2014** located at the on-site clubhouse, 1603 Forest Hills Lane, Haines City, Florida 33881. Board members present were Bill Grobasky, Barbara Heddon, Sonny Quinn, Wayne Campbell and Evelyn Pickert. Also present representing Don Asher & Associates, Inc. was the Property Manager Barbara Reitz-Norsen. Absent were Tony Johnson & Pat Myers.

Call to Order: 2:01 P.M.

Certification of Quorum: With 5 of 7 Board members present, a quorum was obtained.

Attendance: see attendance sheet

Approval of August 7, 2014 Meeting Minutes: Barbara Heddon motioned to accept the minutes from the previous meeting. Evelyn Pickert seconded. All were in favor. Motion passed.

OLD BUSINESS

1. **Bereavement Policy** – was signed by all Board members present at that meeting and mailed to owners along with the notice of the Budget Meeting.
2. **Water Pressure letter for Commissioners Meeting August 7, 2014** – the meeting was attended by Wayne Campbell and Pat Myers. The permits will be purchased this year and near the end of 2015 it is expected to start work on installing larger pipes.
3. **St. Augustine Maintenance by Association** – this was defined in detail as to what the Association is responsible for regarding the townhomes on St Augustine. This was mailed to all owners of townhomes on that street.
4. **Wall behind homes on Kokomo Loop** – we had the wall repaired and repainted. Work is complete

NEW BUSINESS

1. **Bids to repair road across from 2680 Hemingway** – the manager presented bids to the Board. The bids ran from \$4500 to \$1800. Evelyn Pickert motioned to accept the bid from AAA Asphalt for \$1800. Bill Grobasky seconded. All were in favor. Motion passed.
2. **Bids to trim trees behind homes on Paulette that belong to Association** – the manager got bids from Bennie and also from Don Boyer Tree Service – the bids were very close. Evelyn Pickert motioned to accept the bid from Don Boyer Tree Service. Barbara Heddon seconded. All were in favor. Motion passed.
3. **2015 Budget** – the manager went over every line item on the 4 page proposed budget. There will not be an increase in the dues. Barbara Heddon motioned to accept the budget as proposed. Sonny Quinn seconded. All were in favor. Motion passed.
4. **Wordage on Green passes** – these passes are for guest visiting the Golf Club. Bill found a golfer swimming in the pool at St Augustine and asked him if he lived here (noticing that he had a green pass in the vehicle) and he said no but after he golfs, he wants to cool off with a swim in the pool. Since the owners on St Augustine pay for the maintenance of the pool, Bill told him he could not use the pool. Since then we suggest that we install wording on the Green pass that say ***IF YOU USE THIS PASS UNLAWFULLY, AND THE VEHICLE IS FOUND IN ANOTHER AREA OF SOUTHERN DUNES, YOU WILL BE DEEMED TO BE TRESPASSING.*** All members of the Board were in agreement with the wording.

Bill said the Garage Sale was a huge success. He also wanted to Thank Evelyn Pickert for asking if they would post our garage sale. They said they would in exchange that we post their upcoming which we did. Bill motioned the next time we need to limit parked cars to one side

of each road instead of both sides between 8am-1pm maybe with signs. Barbara Heddon seconded. All were in favor.

DISCUSSION

2612 Hemingway wanted to know where to park extra cars when you have a lot of guest over. The only place is to use the few spaces we have at the clubhouse on Forest Hills.

Mr. Zima wanted to know if we allow parking on the street. Yes as long as it does not inhibit traffic.

Barbara Heddon said that a couple new plants near 2701 Kokomo are dying.

Rocco from Job 1 came and brought sandwiches, chips and water to the meeting. He proposed that his men receive a 50 cent raise. He also stated that Mike Wilkes is on Social Security and can't make more than allowed or he is penalized. A raise would put him over the amount he can make. Rocco suggested giving Mike a gift card in lieu of the raise, but someone in the audience is a bookkeeper and said you can't do that. You can't give anything that can be exchanged for cash. Bill said he and Evelyn and Sonny would talk about this and would see what they can come up with. This issue is tabled.

With no further business before the Board the meeting was adjourned at 3:38 P.M.