

QUAIL LAKE HOMEOWNERS ASSOCIATION

April 16, 2013

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:02 pm by Ray Uhlhorn. Members present: Ray Uhlhorn, Marcy Burth, Chuck Kowalski, Dave Hill, Allen Meringer, Gene Wendt, Pat Vinti and Barb Sheptak. Fifteen residents were in attendance.

The minutes from the March 19th regular meeting were circulated to all members for review by email. Marcy moved that the minutes be accepted; Dave seconded the motion. Motion passed unanimously.

Audience Comments

All Proposed New Clubhouse comments were asked to be saved for later in the meeting, nothing else was brought up.

Committee Reports

East Villages Master Association Report: Pat Vinti

- Regular EVMA meeting was Thursday April 4, 2013.

Vice President Report: Dave Hill

- The Quail Lake Directory had 42 records updated and has 111 emails on file. It has been distributed to all residents electronically. Changes to the directory will be updated quarterly since there have been so many updates. Dave placed the Ladies Luncheon and March Newsletter onto the website.

Treasurer Report: Marcy Burth

- The majority of the overdue dues is \$3800 from 1528 QLD and \$2000 from 1678 Waxwing. These totals should be collected to get a clear title for their homes.
- The next quarterly invoice will have a breakdown of how the dues are divided. Most people don't realize a portion goes to the road repair fund, dues to EVMA and dues to QL.
- Marcy distributed the Balance Sheet and P & L statements as of March 31, 2013. Allen motioned to accept the report, Gene seconded, and unanimously passed.

Grounds Report: Gene Wendt

- Electric Boxes at Entrances - Bobs Electric will complete the work on the electric boxes at the entrances on May 15. The total cost will be \$410 plus the permit fee.

- Sarasota County Grant – In April, the vendor will plant the lake grasses on the common shoreline. After the grasses are planted, we will complete the forms for reimbursement from Sarasota County.
- Lake – American Shoreline Restoration will install 125 feet of Geo Tubing on May 1st.
- Storm Sewer – JP Coastal Contractors will repair the steel sewer bulkhead at Killdeer Circle and Quail Lake Drive.
- Storm Sewers – On April 17, Williams Testing will look at our storm water drains to determine if additional work is necessary.
- Gene asked that there be mention in the newsletter to check your driveway and the roads edge for weeds. It is the homeowners responsibility to spray for weeds and this is the time of year that they start to pop.

Architectural Report: Chuck Kowalski

- Change requests: There have been four approved change requests since the March meeting. Two of the requests come from the new owner of 1528 QLD to repaint the dwelling as well as refurbish the front landscaping and sod. Additionally the Blaisdell's, 1630 Waxwing Ct., and John Cannavo, 1230 Covey Ct., are also repainting their dwellings.
- Compliance Issues: none

Community Relations: Allen Meringer

- Welcome packets will be delivered to the new homeowners of 1270 Covey Ct and 1528 QLD.

Newsletter Report: Barb Sheptak

- Nothing to report.

President Report: Ray Uhlhorn

- The bank that owns 1678 Waxwing has received the pictures that were sent. They do agree that work needs to be done to the house, it was suggested to check missing roof tiles as well as the inside.
- The issue regarding the truck that was parked in Killdeer Circle has been resolved.

Old Business

- Common Area Shoreline Restoration - Work will begin on May 1st. Ray will work on guidelines for the residents on how work should be done – so there is a standardization for residents who wish to have their shoreline restored.
- EVMA Clubhouse Proposal – Ray was available in front of the middle set of mailboxes this Friday and Saturday April 12-13 – 38 people chatted with Ray . Between 4/17 and 4/23, QL Homeowners Board members (Allen, Pat, Marcy, Ray and Barb) will go door to door with a ballot for the Proposed New Clubhouse. We will need to be neutral and not try to sway residents.

- Some comments from the audience - Can we learn the results regarding neighborhood voting? Response was, if the EVMA tells us the results. The majority of the votes from QL will be Pat's vote. The votes are weighted for the different neighborhoods. Was there an answer regarding the language of the what we were voting on.. Response is this is a vote to 'support to finance and to build.' Another resident wondered why not charge the whole amount of \$287 vs \$360. Response was that they didn't want to burden residents for the full amount upfront. What if the project goes over \$160,000? Response is the \$160,000 is 15% over the current project total, so that should cover several unforeseen costs. How will solar panels be used? Response was that the panels are aging and requiring updating now, and not sure how much they are saving us since we also have the heat pump.

New Business

- Proposed Changes to EVMA Documents – Articles, Covenants, By Laws and Restrictions. We need to review, make changes, and figure out the process for approval. This has to be done for each of the 6 Associations. Gene said that this project is trying to be completed by the May EVMA meeting. The Board decided that this timeline will be tough to meet by May – especially because we lack comparative information from the proposed language to the original documents. The Board requested to Gene to have our attorney show us which issues relate to current Florida Law as well as the items written in plain English.

Next scheduled meeting is May 21, 2013 at 7:00 pm.

Dave moved to adjourn; Gene seconded. Meeting adjourned at 8:52 pm.

Respectfully submitted,

Barb Sheptak

Secretary