

QUAIL LAKE HOMEOWNERS ASSOCIATION MEETING

April 21, 2015

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:01pm by Ray Uhlhorn. Members present: Ray Uhlhorn, Marcy Burth, Chuck Kowalski, Jim Hammen, Marlene Fleming, Michelle Wilson and Barb Sheptak. There were ten residents in attendance.

The minutes from the March 17 meeting were circulated to all board members for review by email. Marcy Burth moved that the minutes be accepted; Chuck Kowalski seconded the motion. Motion passed unanimously.

Audience Comments

None

Committee Reports

East Village Master Association Report:

- The Annual EVMA meeting was held April 9. Nancy Hampton has offered to serve as our representative, and there are a few review issues that need to take place before actively filling the spot, so Ray will be stepping in as Representative until Nancy is approved.
- The schedule from Asphalt Restoration Systems is as follows: Asphalt Restoration April 27-28, Replacement of Main Gate May 4, Pool Renovation June 15 for 4 weeks, and Roof Painting in November. Signs are posted at the EVMA Rec Center.
- Use of the EVMA Clubhouse was brought up because there are problems with private parties renting the clubhouse and thinking they are renting the pool area also. The EVMA Board is discussing whether they should close the pool area possibly a little early to accommodate the use of the pool for the Clubhouse rentals.
- Meadow Run Homeowners Association has run into some difficulty because their Governing Documents were not updated and refiled within the 30 year period. Until they are updated and refiled with the state, Meadow Run will be governed under the East Village Master Covenants and Restrictions. Quail Lake has begun the updating process, so that issue will not happen to us.
- The County has the responsibility of cleaning out the spillways and they will be doing that in May and June.
- The Social Committee has had three events so far and they have all been sold out. The profits have been used to purchase a microphone system and a new DVD player.

Treasurers Report: Marcy Burth

- The Balance Sheet and Profit and Loss statement ending March 31 was distributed. Barb Sheptak moved that we accept the Treasurers Report, Michelle Wilson seconded the motion. The report passed unanimously.
- With the current update that was done with Quick Books, there was a glitch emailing the current invoices. The few people that had not already paid the quarterly invoice, Marcy sent out individual invoices whoever still has a balance. Intuit will assist with the software glitch.

Vice President: Chuck Kowalski

- Chuck been working closely with Jim to transition responsibilities.

Grounds: Jim Hammen

- nothing to report.

Architectural Report: Marlene Fleming

- Owners of 1678 Waxwing have requested to replant the entire landscape of their yard, beginning with the front of the home. They plan on painting their home with a color to be determined and approved later. The owners of 1773 Killdeer Circle have requested to replace their roof with barrel, concrete tiles with the color Villa White. The owners of 1475 Quail Lake Drive have requested to replace 14 windows with impact glass.
- Community Chatter..... We welcome all our new residents to Quail Lake!! We hope you enjoy our neighborhood as much as we all do.Our winter residents are getting ready to leave for the summer, we wish them all a safe trip.Neighbors need to be aware of the empty homes around us and be on the watch for strangers in the neighborhood. It is a good time in the summer to leave outside lights on due to the empty homes.It has been a pleasure to see the attendance at our monthly events that the EVMA social club has been sponsoring. Each event has been sold out! It is also a great time to get to know our neighbors in the other communities that belong to the clubhouse with us. These events will continue in the Fall, but if you are interested in attending, the tickets are 'first come.' Hope to see more participation from Quail Lake. They have been great fun.

Directory/Website: Michelle Wilson

- The Directory Update requests have been coming in. There are only 4 residents that still need to reply. We have 119 email addresses. In a few weeks the Quail Lake Directory will be emailed to everyone. Any residents that cannot print their own, can request a paper copy.

Community Relations and Secretary : Barb Sheptak

- Welcome packets have been delivered to Killdeer Circle and Covey Court. Over the summer we will make a list of the new residents to have a reception for them in the fall. Ray offered to host the reception again, probably in November. We should also ask the new residents that were unavailable for the last reception.

President Report: Ray Uhlhorn

- Ray has received a number of calls about mail delivery – mail being placed in the wrong slot. The Post Office will be making a change in route assignments soon and we will have a new delivery person dedicated to Quail Lake residents. The new phone number for the Post Office Annex is (941) 485-0995.

- The street lights are a responsibility of FPL. Please call them if lights burn out, they will give you a Work #, and are very responsive, usually within 3 days.

Old Business

- Security Fencing – Last meeting, Ray had drawn up a Board Resolution regarding a 'waiver' for security fencing. The Board suggested a few more changes, so the new Resolution includes: 1. A fence 'waiver' will only be considered for properties located along the outer perimeter of the Quail Lake community bordered by Indian Hills Road and Venice East Blvd. 2. The fence must be a total of 5 feet in height and not exceed this level. 3. The fence must be an open 3 Rail Flat Top design, black in color, and constructed of aluminum material. 4. The fence must be hidden from public view by hedge type shrubs growing to at least the same height as the fence. 5. The fence may only be placed at the rear of the homeowner's lot and not along any side or front perimeter of the property. Marcy moved to accept the Board Resolution as it reads, Marlene seconded the motion and it was approved unanimously.
- Pond Shoreline Engineering Study – At the last meeting we discussed engaging an engineering firm to analyze our pond. The board authorized us to engage a firm. Jim Watters and Ray Ulhorn spoke with two firms, and while the second firm was less money, it did not contain the amount of detail that we felt was necessary to give us a good sense of what issues we have. So we did engage Johnson Engineering, and they came out on April 16. Ray spent a good portion of the day with the two engineers that came out. One of the engineers put waders on and walked the entire pond. They took numerous measurements of vertical drop and how much erosion had taken place under the sod and readings relating to the storm sewer wall or face. They are pulling all the documents from the County to get original construction documents. The schedule is that they will share the preliminary findings report with us at the May 12th Homeowners meeting. They are prepared to come and do finding and recommendations reports to our community in the fall when all the community has returned. We should be able to have cost estimates over the summer so we will have more items to discuss in the fall. Jim Richards asked that the information is included in the minutes and it will.

New Business

- Tilapia Harvesting Proposal - The EVMA Lakes Committee has proposed Tilapia harvesting. Tilapia burrough into the walls of the ponds and cause damage to the ponds. We are just listening because there are a few neighborhoods that share ponds, so they have been doing lots of debating. Meadow Run had lots of good questions, such as – How much tilapia will you remove from the ponds? Do they harm the ponds, and is there harm to removing tilapia? Do we want to give them permission? How do they catch them, net? They do not charge for the service, because they sell the tilapia. They drive around the pond with a golf cart collecting the fish, so we are just listening to what the other communities are doing. We have not given any permission and just listening to what the other communities have to say at this point.
- Entry Monuments - We've talked over the past year regarding replacing or repairing the entry monuments. Hopefully we can develop a plan over the summer months so we will be able to give this some consideration when we meet in the fall. Replacement was over \$6000 per monument. Jim Hammen said the Venice East Monument is in worse shape than the other. Village Run just put a new monument up, maybe check with who built theirs. Jim and Chuck will work over the summer.

- Governing Documents Review/Revision - We have already heard about what happened with Meadow Run not preparing their Governing Documents, so we need to get starting on reviewing our documents this summer. Ray asked Chuck to move this forward over the summer. The prime document that needs to be reviewed first is the Covenants and Restrictions. They need to be updated, much still references back to the developer of Quail Lake and they are completely out of the picture. So there is a lot of 'cleaning up' to be done. A small committee of about 5 people or so, can clean the documents based upon what the state statutes are now, and what needs to be changed based on current times. There have been a few volunteers so Chuck and Ray will select a few willing and interested neighbors. Our documents need to mirror the East Village Master Association documents, ours can be more restrictive but not less restrictive. If this work is done over the summer, we will be able to discuss in the fall and then vote at the Annual Meeting in Feb. 2016. With approval, this would give us time to file those documents with the State.
- May Meeting Date Change – Johnson Engineering can attend our Homeowner's meeting if it is held a week early on May 12th. It will be our last meeting before the summer break, we will resume in the fall, probably September. Chuck will have keys and access to the Clubhouse.
- Dave Hill asked if he could get the March minutes to post on the EVMA website, and will post the May 12th meeting as well.
- Al Roy has two questions before we adjourn. Regarding the cleaning of the spillways, will something be done regarding the dam, because it is part of the containment of the whole flood system? Ray asked Marlene to address to Pat Vinti since he is the EVMA Chairman of the Lakes Committee. Al said he would speak to Pat. Then Al asked if we were holding off until September on a decision for the pond erosion? Yes, nothing will be done until we can lay out all of the findings and the options to all of the community, and since some of them will be gone over the summer, it needs to wait until at least the fall.

Next scheduled meeting is Tues. May 12, 2015 at 7:00 pm. Marcy Burth moved to adjourn, Marlene Fleming seconded. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Barb Sheptak

Secretary