

QUAIL LAKE HOMEOWNERS ASSOCIATION ANNUAL MEETING

February 18, 2014

Minutes

The annual meeting of the Quail Lake Homeowners Association was called to order at 7:02 pm by Ray Uhlhorn. Notice of the meeting and the proxy ballots were delivered to each homeowner in residence or mailed to an alternate residence. An email was also sent reminding the homeowners of the annual meeting, as well as on the bulletin boards. Door marshals were Don Mager and Elinor Uhlhorn. Quorum was established. Roll call of Board Members present: Marcy Burth, Chuck Kowalski, Allen Meringer, Gene Wendt, Pat Vinti and Barb Sheptak. Ray Uhlhorn was available on speaker phone, Dave Hill was absent. Eleven residents were in attendance: Robin Blaisdell, Noreen and Ed Pollock, David Gibson, Alfred Ray, Marlene and Don Fleming, Nancy Hampton, Rose Signorelli, Don Mager and Elinor Uhlhorn.

Minutes of the Annual Meeting of February 19, 2013 were made available for review. Copies were emailed to the Board, printed copies were available at the meeting for the residents in attendance, and the minutes are available on the EVMA website. Reading of the minutes was dispensed. Marcy Burth moved that the minutes be accepted, Allen Meringer seconded the motion. The motion passed unanimously.

Introduction of Board Candidates

Ray Uhlhorn explained the Quail Lake by-laws established a seven member Board for two year terms. Four Board seats are available in even years; three seats will be available in odd years. Ray introduced and thanked the five candidates – Marcy Burth, Marlene Fleming, Noreen Pollock, Jerry Rustler (not in attendance) and Carla Taitz (at work). Ray asked for additional nominations from the floor, there were no nominations.

Committee Reports – Annual Recap

Treasurer's Report – Marcy Burth

- 2013 has been a good year financially for Quail Lake Homeowners Assn. We ended the year by adding approximately \$12,000 to our Capital Acct. due to aggressive collection of delinquent dues on foreclosed properties and sound fiscal management by the Board.
- We were able to collect nearly \$8000 in dues owed on four properties which were foreclosed upon and not paid. We have successfully used the filing of a lien against the property to collect dues and interest owed, either at the sale or when the investor puts the property on the market.
- Thanks to the expertise of President Ray Uhlhorn, the Homeowners Association was given a grant by Sarasota County to replant the entrance islands, utilizing drip irrigation and new lighting. We were reimbursed \$5400 for the project by the County.

- We have worked at ironing out the electronic delivery of invoices for dues. This appears to be working well for people who have access to a computer. We continue to mail invoices to about 35 people who either prefer that delivery or do not use email.
- As we head into 2014, we are fiscally strong and will look forward to some updating of the common areas of the neighborhood.
- Allen Meringer moved that the 2013 Treasurer's Report be accepted, Gene Wendt seconded the motion, and the motion passed unanimously.

Vice President Report: Dave Hill

- Nothing reported

Grounds Report: Gene Wendt

- Geo Tubing has been installed on the 125 feet of shoreline on the lake near the Indian Hills entrance, at no cost.
- Two electric boxes have been installed on the entrance islands by Bobs Electric.
- Water plants of aril, pickerel and spike have been planted on the lake off East Venice.
- Williams Testing cleaned the storm drains.

Architectural Report: Chuck Kowalski

- Change Requests:
As we saw in 2012 the general economic improvement has made it possible for an increasing number of improvements to be made to our lots and dwellings last year. Overall requests to make changes and improvements were up year over year by 19% in 2013. Total approved change requests included 11 requests to repaint, 10 requests for complete roof replacement, 7 requests for miscellaneous landscaping improvements, 2 window replacements, 1 pool cage and 1 driveway replacement.
- Based on the amount of activity we see in our community and the potential financial impact to our homeowners, I believe that our roofs are easily the most important issue that we face today when looking at the exterior appearances of our dwellings. I recently did an internet search for local roofing companies and chose to call CMM Commercial Contractors, Inc. to look for information. I selected CMM based on the breadth of services they advertised on their website. For the record I have not personally had any prior business dealings with CMM and my purpose in contacting them was to gain unbiased information about the general state of the roofs in our community. I spoke with one of the principal's at CMM, Mike Hamilton, and found him to be very knowledgeable about the requirements of weatherproofing structures in our local climate and environment. My first question was how and when we should decide to do a complete replacement as opposed to localized repairs. There really is no simple black and white answer to that question, but more than anything else it depends on how widespread the damage to the underlayment has become. What is more alarming is the number of roofs that are being completely replaced in our community that are 20 to 25 years old. Depending on who you speak with, concrete tile roofs should last 50 years or more. In Mike Hamilton's opinion, what we have is a serious maintenance issue. Not the lack of maintenance but rather misguided albeit well intended maintenance. There are two significant issues that he typically sees in the general maintenance of concrete tile roof systems in south Florida. First and foremost, the deadliest sin that he believes we commit against our roofs is pressure cleaning. My immediate

thought was that he was going to tell me how bad it is to have anyone walking on our roofs, but to my surprise he reported that the damage from walking on the tiles can be greatly mitigated with proper technique. It is the pressure washing itself that is to blame for 80% or more of the damage that we typically find in our roofs. The extreme high pressure used is more than enough to break down the binding agent that holds the individual particles of sand together that makes cement. The water pressure literally begins to make the tiles weak and brittle which eventually diminishes their ability to protect the underlayment. Mike informed me that he was not aware of a tile manufacturer in business today that did not limit or completely revoke their warranty if their tiles are ever cleaned with high pressure. The second issue is that most people do not regularly have their roofs professionally inspected and wait for there to be an obvious and likely serious problem to occur first before contacting a contractor.

- The recommendations I got from Mike Hamilton were:
 - Have your roof professionally inspected about every 5 years.
 - Only walk on your roof when absolutely necessary.
 - Never allow your roof to be cleaned with a high pressure cleaning system.
 - Use a biological roof cleaning solution in combination with a low pressure rinse.
 - After cleaning, apply a liquid wax to keep any dirt particles from clinging and eventually growing mold.
- I know many of us have been pressure cleaning our roofs for many years and that this is the opinion of one contractor. I think it is worth remembering that this is a professional opinion from someone who is not trying to sell us anything. With that said, I think it is an opinion that is worthy of further consideration. I will in the coming months, look at some other contractors as well as some alternate methods of extending the life of our existing roofs.

Community Relations: Allen Meringer

- Maintain the 3 Community bulletin boards.
- Posted Quail Lake monthly newsletters, EVMA meeting agendas, and the Quail Lake Ladies monthly luncheon flyers, on a timely basis.
- Assisted with the Quail Lake polling process for the new EVMA Community Clubhouse project.
- Met with our new neighbors and delivered 8 welcome packages.
- Attended local Quail Lake HOA Board and public meetings with the First Christian Church representatives concerning their Special Exception Petition 1715.
- Assisted with the 2 islands Christmas lights setup.

Secretary Report: Barb Sheptak

- Record and distribute the minutes from the monthly and annual meeting of the Quail Lake Homeowners Association.
- Email meeting notices a week prior to meeting dates to Homeowners.
- Produce an informative Quail Lake Newsletter after the monthly meetings and distribute by email to Homeowners.
- Monitor the Quail Lake email box.

EVMA Representative: Pat Vinti

- Last year was a participant in the polling of the Proposed Clubhouse Expansion Project.
- Sat on the committee to review the governing documents for the EVMA.
- Sat on the committee to review an acceptable method of controlling erosion on the lake.
- Attended the Sarasota County meetings regarding the neighborhood First Christian Church project.

Ray questioned how many seats will be available on the EVMA Board this year, and Pat replied that 4 will be available. Dave Hill and Gene Wendt's seats are at large members and the other two are the community seats.

The monthly update from the EVMA meeting on Thurs. Feb 13 included:

1. 2013 surplus of \$4717 to be transferred to the Property Improvement Reserve.
2. Clubhouse Project should be completed in April – progress is on schedule.
3. New park bench has been ordered, volunteers will be repainting the pool deck, the tennis courts will be repaired in April or May.
4. The Document Revision will be voted on in April.

President Report: Ray Uhlhorn

- The Board has worked hard at keeping the community informed about issues and being responsive to homeowner's questions and comments.
- The Board has been actively updating and clarifying the policies of the Covenants & Restrictions.
- Continuing to deal with vacant or foreclosed homes by filing a Claim of Lien with the courts for the unpaid dues. When the banks are not properly maintaining the properties, we have paid for the upkeep and added that to an Amended Claims of Lien
- Began anilization of the lakeshore restoration.
- Negotiated an equitable agreement with the First Christian Church of Venice Project.

Board Election Results

Door Marshalls results: 90 ballots were cast. The four members voted in are: Marcy Burth, Marlene Fleming, Carla Taitz and Jerry Rustler for two year terms.

Unfinished Business

- The new neighborhood signs have been ordered, and we need to decide where a few of the signs need to be placed.

New Business

- Vacant home on Waxwing Ct. has rodents. We can try to call the County to come and eradicate.
- Allen has a few more additions to the Quail Lake History Timeline.
- There is a possibility of short term renters that need to be addressed.
- There is another For Rent sign in the neighborhood; they need to know only long term renters are allowed.

Ray Uhlhorn thanked all the Board Members for all their work and dedication; it shows in the attractiveness of Quail Lake. Most homeowner associations pay a management company, our volunteer

Board helps keep our costs down to help maintain our low quarterly fees. Ray gave a special thank you and gift to outgoing Board Members Gene Wendt and Allen Meringer for their hard work, time and dedication.

The next monthly meeting is Tuesday March 19th, 2014 at 7:00 pm. Marcy Burth moved to adjourn, Allen Meringer seconded. Meeting adjourned at 7:45 pm.

Respectfully submitted,

Barb Sheptak

Secretary