

QUAIL LAKE HOMEOWNERS ASSOCIATION MEETING

May 15, 2018

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:02pm by Michelle Wilson. Members present: Chuck Kowalski, Marcy Burth, Pamela Dietz, Dave Gibson, Ed DiNunzio, Ray Uhlhorn, Marlene Fleming, Barb Sheptak and Michelle Wilson. Nancy Hampton, our EVMA Representative was out of town. Five residents were in attendance.

The minutes from the April 17, 2018 meeting were distributed to all board members for review by email. Marcy Burth moved that the minutes be accepted, Ed DiNunzio seconded the motion, and the motion passed.

Audience Comments

- A resident asked about palms that need trimming at Indian Hills entrance. Chuck said they had been trimmed.

Committee Reports

East Village Master Association Report: Nancy Hampton

- The monthly EVMA meeting was held Thursday, May 10th at 10am.
- Nancy was unable to attend the meeting, but Ray and Dave attended as Board Members.
- Dave said there were still a few Board Members that were unhappy with the election process for the At Large Candidates, so a committee will be formed to study it.
- The EVMA is switching to a new banking system.
- The EVMA wants to expand the game room.
- The Social Committee discussed Welcome Back parties in the fall.
- One of the neighborhoods in the EVMA, Village Run, is having enforcement problems with a few of their 16 homeowners. The few members in the community are not abiding by the covenants by not keeping their yards and roofs in good condition. They asked the EVMA Board for help, so Ray, Dave and another person volunteered to help.
- The property across from Our Lady of Lourdes, Coldwell Trust, plans to build on Center Rd. There was a petition submitted to the County expressing traffic concerns, and they requested a traffic study.
- Dave and Ray warned about the EVMA attempting to change the By Laws to change the voting power. Quail Lake and Meadow Run have the majority of the homes, and currently the majority of the votes.

Treasurers Report: Marcy Burth

- The checking account balance is \$20,000, the Road Repair fund is \$106,000, and the Working Capital balance is \$28,000 for total cash of \$154,000.
- The April statements have gone out, so payments are coming in.
- Ray Uhlhorn motioned to accept the Treasurers report, Pamela Dietz seconded and the motion passed unanimously.

Vice President: Ed Di Nunzio

- nothing to report

Grounds: Chuck Kowalski

- The street sign replacement project has been completed, and the Board unanimously agreed that the new signs look great. Chuck was pleased with the contractor.
- Power has been restored to the Indian Hills entrance.
- 3 Sprinklers at the Indian Hills common area were replaced by Chuck.
- Ray and Chuck discussed what type of plantings should be done at the 'noses' of the entrance islands. They decided on Blue Daze, Annuals, soil, mulch and installation coming up with a total budget for both islands not to exceed \$650. Marcy motioned to accept the landscaping cost of up to \$650, Ed seconded and the motion passed.
- Chuck said that before the landscaping was to be done, the Indian Hills irrigation needed to be fixed. There needs to be some repair done to the line, which should not exceed \$350. Marcy motioned that we approve the irrigation repair up to \$350, Ray seconded and the motion passed.
- Lastly, Chuck brought up the possible asphalt repair over the summer with 2 contractors rough estimates. Ed mentioned that last month we had given Chuck approval to complete any needed repair at Chuck's discretion. Chuck hoped that nothing needed to be done over the summer, but would take care of it, if needed.

Architectural Report: Marlene Fleming

- There have been several Architectural requests for landscaping, roofs, windows, paint and screens, so a lot of improvements in the neighborhood. Ray motioned that we accept Marlene's report, Ed seconded and the motion passed.

Directory/Website: Dave Gibson

- Dave, Joelle and Michelle got together to work on the directory. Dave got the new street signs added to the website.

Community Relations and Newsletter : Barb Sheptak/Marlene Fleming/Dave Gibson

- Dave suggested interviewing residents for the newsletter, which the Board thought a great idea. Marlene mentioned interviewing the kids in the neighborhood.
- There is one new neighbor that needs to be visited.

Governmental Affairs: Ray Uhlhorn

- nothing to report.

President Report: Michelle Wilson

- Thanks to the Board for their support as Michelle learns the ropes!

Old Business

- **Street Signs:** The new street signs look great.
- **Tilapia Harvesting:** There was another tilapia harvest in our pond the end of April, removing another 400#, bringing the 2018 total up to 3600#. There is a good chance that the contractor could come back another 2-3 times this year. The EVMA community has recorded over 8000# of tilapia harvested, and there are still 2-3 ponds that have not been harvested yet.
- **Community Yard Sale:** The Community Yard Sale took place Sat April 21 from 8am – 2pm. 23 homes participated and had lots of good traffic, no issues and considered it a success. Dave mentioned that a good yard sale takes a lot of planning and Michelle did a great job.
- **Work Vehicle parked in driveway:** Marlene went to the new homeowners that were parking their work vehicle on the street. Marlene explained that the Covenants do not allow that, and the new homeowner was very receptive and told Marlene that she would park her car in the garage. The new neighbor also stated that is why she purchased in this neighborhood, because it is kept up so nicely.

New Business

- **Security concerns and questions from a resident:** Several of the board members received a letter from a resident voicing security concerns. Michelle asked to address a few things before discussion begins, regarding what our Covenant and Restrictions state and what the Board responsibility is regarding homeowners security. Michelle stated that over the last month or two, three bikes that were outside, were stolen, and another homeowner heard their front door jiggled. Our community or Homeowners Association Board, has no legal responsibility when it comes to the safety and security in our community. We are not a gated community, we do not move in the direction that we can provide that kind of security. Michelle understands concerns relating to security, we all have those concerns. Regarding legal ramifications if there was a robbery or other incident, it would not reflect on the Board, we are not that type of community. As for the Board being sued for an incident, there is no legal standing. Pertinent to the question of building a wall around the community, most walls are geared for noise abatement rather than safety. Gaps are prevalent, which shows they are not for security measures. Lastly, 7 of the 9 members of the board are full time residents. Even though the board does not meet during the summer months, board members are available to address issues as they come up.

Discussion included the large expense of a wall, as well as the change of landscape for the homeowners. At this time, this is not the direction that the Board wishes to move forward on. This project would require a substantial assessment. If it does need to be addressed at a later date, then we will revisit.

A possible option at this point if a homeowner felt threatened would be to request a waiver for a fence, at homeowners expense. The By Laws state in Article 9.10.01, that the Association will consider granting a waiver to Article 9.10, which states that fences are prohibited. Fences for homeowners property with security concerns would be considered with the following stipulations. 1) The fence waiver will only be considered for property along the outer perimeter of the Quail Lake community, bordered by Indian Hills and Venice East Blvd. 2) The fence must be 5' in height, an open 3 rail flat top design, black in color, 3) constructed of aluminum material, 4) hidden from public view by hedge type shrubs, growing at least the same height of the fence and, 5) the fence may only be placed at the rear of the homeowners lot, and not along any sides or front perimeter of the property.

Jerry Rustler said that having two entrances allows easy access in and out of the neighborhood, whereas one entrance would be a deterrent for anyone attempting to commit a crime. Jerry felt that the homeowners should have a say in what they want. There was much discussion and would take up discussion in the fall. Michelle asked if Jerry wanted to petition the homeowners, to please let her verify the wording of the costs and benefits of the proposed project.

The next Quail Lake monthly meeting is scheduled for Tues. September 18th at 7:00 pm. Dave motioned to adjourn, Ed seconded. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Barb Sheptak

Secretary