

QUAIL LAKE HOMEOWNERS ASSOCIATION

September 18, 2012

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:08 pm by Ray Uhlhorn. Members present: Ray Uhlhorn (by phone), Marcy Burth, Chuck Kowalski, Dave Hill (by phone), Gene Wendt, Allen Meringer and Pat Granholm. Five residents were present: Rose Signorelli, Pat Vinti, Nancy Hampton, Dave Sheptak and Jim Watters.

The minutes from the May 15, 2012 regular meeting were circulated to all members for review by email. Allen Meringer moved that the corrected minutes be accepted; Gene Wendt seconded the motion. Motion passed unanimously.

Committee Reports

East Villages Master Association Report: Rose Signorelli.

- Leo Sheehan had resigned from the Board, effective September 1, 2012. Heron lakes will appoint a new representative after their October Board of Directors meeting.
- Treasurer Dave Hill reviewed the August financial report. Through August of 2011, the Association had spent 66% of the budget; through August of 2012, the Association has spent 62%. The Fire and Security, Administrative and Pool Equipment line items are over budget and there has been a sharp increase in electrical usage since the new meter was installed. The President is working with FPL to determine the cause of the electrical increase.
- Legal/Compliance Report: Any notices that deal with foreclosures in any of the sub-associations will be sent to the Board. The Board will then decide if the Master Association attorney needs to respond to the legal notifications.
- Grounds /Lakes Report: Rose Signorelli reported that Truscapes is doing a good job.
- Facilities: Umbrellas have been repaired, the new shed has been installed, the work area has been cleaned up and new tools are being purchased. General repairs are ongoing.
- Web Report: Dave Hill reported that there have been 2,640 visits to the website since February. New links and pages have been added for the Master Association and a link has been added to the National Hurricane Center.
- Irrigation: Rose Signorelli reported that the system needs work. A new contractor has been hired to make repairs beyond normal maintenance.
- Community Development Committee Report: Gene Wendt reported that covenants, lakes and building expansion are topics for discussion when the meetings begin again in December.
- Motion was made by Gene Wendt and seconded by Rose Signorelli to hire Steve LaForge to replace Emmett Strull as the Master Association maintenance man. Gene Wendt and Doug Abde will be the primary contacts with Steve for now. Dave Hill was thanked for creating such a detailed job description.
- Doug Abde showed the Board a framed letter of appreciation that will be presented to Emmett today at the farewell luncheon at 11:30. MOTION was made by Gene Wendt and seconded by Charles Houlroyd to approve that a \$200.00 Home Depot gift certificate be given to Emmett as a farewell gift.

Vice President Report: Dave Hill

- 110 email accounts.
- Distributed updated Directory in June.
- One change was made to web for current real estate listings.
- Dave needs copies of the two updates missing from the Covenants on the web. Ray will get the copies to Dave.

Treasurer Report: Marcy Burth

- Marcy distributed the Balance Sheet and Profit & Loss statements for review. Pat Granholm moved to accept the reports, Allen Meringer seconded. The motion passed unanimously.
 - Reviewed statement balances.
 - Reviewed cash balances.
 - Reviewed accounts receivable.
 - Paid MRT \$9k for landscape. Amount was transferred from the capital account.
 - New statements will be distributed October 1. Distribution may be electronic if the issues are resolved, otherwise will be mailed. __.

Grounds Report: Gene Wendt

- Gene distributed and reviewed the Lake Committee report. The committee consisted of: Gene Wendt, Allen Meringer, Don Mager, Pat Vinti, Charles Denner, and Dave Sheptak. The members reviewed and accepted the report. Pat Granholm commented the primary issue in the report is the dying lake, the homeowner's erosion is secondary. Per Ray Uhlhorn it is not clear where the ownership of the lake resides. Gene Wendt advised we need a legal opinion and proposed we proceed to put a paper together for legal opinion this month. Ray Uhlhorn and Gene Wendt will talk to the lien lawyer for background. Ray questioned the geothermal process. Gene reviewed the process.
- Islands – need to be painted. After discussed Ray Uhlhorn made a motion to repaint the curbs which, Allen Meringer seconded. Motion passed unanimously.
- Sewer covers. Gene Wendt recommends we replace the one damaged sewer cover leaving it natural (no paint) and then we can judge how it looks. Allen Meringer made a motion to repair the sewer cover at Kildeer, Chuck Kowalski seconded. Motion passed unanimously. Per Gene we will use this experience to judge how we will proceed as the remaining 35 need replacement. Jim Watters questioned if the contractor has to meet county code and, if not, we should require the work meet county code. Also check if permit is required.
- Planting at Lake. In March or April we will need to spend a few hundred dollars for the plantings in the common are in order to complete the lake project grant.

Architectural Report: Chuck Kowalski

- Change Requests: There have been four approved change requests since the May meeting; Steven Cannavo, 1230 Covey Ct, is removing an oak tree from the rear of his property, John Bradley, 1335 Covey Ct, has replaced his roof, Royce Harris, 1280 Covey Ct. is also replacing his roof, and Wm. Martin, 1662 QLD is repainting his front door and shutters.

- Compliance Issues: Following the discussion at the May 15 meeting of the Board of Directors for the Quail Lake Homeowners Association, a decision was made to require the owners of the residence at 1281 Covey Court to repaint their dwelling to a pre-approved and less objectionable shade of yellow. After multiple failed attempts were made to contact the owners in person and by telephone to inform them of the Board's decision, a certified letter was sent to their last known summer address. The letter was returned to sender in July as unclaimed.
- Marcy Burth and Pat Granholm advised of houses in the community with dirty roofs.

Community Relations: Allen Meringer

- University of Florida and Ladies Luncheon posters have been posted.
- Will discuss Welcome Letter with Theresa Hill upon her return.

Newsletter Report: Pat Granholm

- Minutes for the May meeting were forward to the Board members for review and comment on May 25 Minutes were posted on QLHOA email documents on May 25
- Newsletter was distributed to all email recipients on May 25
- Issue date for Newsletter is planned for one week after the monthly meeting. Please have any information for the newsletter to Pat by the day before.

President Report: Ray Uhlhorn

- Ray responded to Sherry Sirkin's email complaining of property behind lot 51. Ray reviewed that the property is owned by the EVMA and she needs to contact them. Gene Wendt advised our contractor removed vines which grew from Quail Lake property to the property behind lot 51.
- Huber is interested in 1528 QLD. County records show the Wren's are still owners of record. Pat Granholm suggested the interested party should contact BOA.

Old Business

- 1281 Covey Court House color. The letter was returned per Chuck Kowalski's report. However, the quarterly statement was sent to the same address, and the quarterly dues were paid. Ray Uhlhorn will call them. Board discussed penalty and agreed the amount should equal the cost of correcting the issue. Board agreed it is important to resolve this issue and not set a precedent allowing a homeowner to ignore the rules.
- 1630 Waxwing Court Play Equipment waiver. Equipment has been removed.
- Entrance Islands project. Already discussed.
- Neighborhood Grant Project Update: Plantings. Already discussed.

New Business

- Per Gene Wendt Clubhouse has stored documents, most of which belong to Quail Lake. Can we reduce and reorganize? Gene advised there are many boxes of the drawings for each individual lot. Marcy Burth recommends we distribute to the homeowners. Board agreed to get them out.

Next scheduled meeting is October 16, 2012 at 7:00 pm.

Gene Wendt moved to adjourn; Chuck Kowalski seconded. Meeting adjourned at 8:27 pm.

Respectfully submitted,

Patricia Granholm

Secretary