

QUAIL LAKE HOMEOWNERS ASSOCIATION MEETING

November 17, 2015

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:05pm by Ray Uhlhorn. Members present: Ray Uhlhorn, Chuck Kowalski, Jim Hammen, Marlene Fleming, Marcy Burth, Michelle Wilson and Barb Sheptak. There were seven residents in attendance.

The minutes from the October 20th meeting were distributed to all board members for review by email. Chuck Kowalski moved that the minutes be accepted, Michelle Wilson seconded the motion. Motion passed unanimously.

Committee Reports

East Village Master Association Report:

- The EVMA Board meeting was held on Thursday, November 12th attended by Ray Uhlhorn.
- Dave Hill, Treasurer of the EVMA, has resigned from the Board, since he is selling his home in Quail Lake. His position is open on the Board.
- There was a fair amount of discussion on the preliminary budget that had been submitted the month before. There was talk of reconsidering the \$5 monthly dues increase that had been approved in September. Ray told the EVMA Board that by them approving this big increase, it makes it more challenging for the individual neighborhoods to also raise their dues if need be. It was discussed but the EVMA Board held firm to the \$5 per month per household increase in dues effective January 2016.
- The dues increase will help build up reserves as they have a number of items that are coming to the end of their useful life, such as the spa and pool pump, treadmills.
- There was a presentation from a gentleman from Sarasota County on retention ponds and the importance that the retention ponds play on the watershed and how our retention ponds in the East Lake Village fit in the scheme of things. Marlene added that we are in the Alligator Creek Watershed and the County is studying this watershed and the ponds that drain into it. Things like grass clippings and fertilizers sprayed too close to the water can be harmful to the watershed, and the county is cracking down on offenders.
- The EVMA Annual Meeting will be held April 14, which means we will need to submit names for Quail Lake Representatives by March 24th. There are At Large positions that will be available, and the EVMA Board is really looking for a Treasurer, to replace Dave Hill. Nancy Hampton will be joining the Board now while Ray was filling in for her. Any Homeowners that are interested in the EVMA Board are encouraged and welcome, please chat with any QL Board member.

Treasurers Report: Marcy Burth

- The Balance Sheet and Profit and Loss statement ending October 31, 2015 show total equity of \$152,500.00. We do have a net income balance and as in years past, will roll that into our Working Capital balance.

- Barb Sheptak moved to approve the Treasurer's Report, Chuck Kowalski seconded and the motion passed unanimously.

Vice President: Chuck Kowalski

- nothing to report now.

Grounds: Jim Hammen

- The small hole on the road on Covey Ct. made by the surveyor has been patched. The issue is that Strayer knows that this is a private road and they should ask permission before making holes in our road. We will need to keep an eye on the patch.
- Jim passed out pictures of some suggestions for new monuments for the entrances. Replacing with 10-12' faux stone monuments will run \$16-18,000 total, real stone more than double that cost. We decided to take pictures and compare notes at the December meeting and hopefully decide and allocate money in January. Ray mentioned that we probably do not need as long of a sign as we have now.

Architectural Report: Marlene Fleming

- The Social Club purchased a microphone for the EVMA Clubhouse.
- There are a few issues within the neighborhood. The home on the corner of Covey Ct and Quail Lake Dr. has a trailer in the driveway and has not been removed. They have been doing renovations, but this has gone on for at least 4 months. Marlene has given them a deadline to remove the trailer by Nov 23rd, which will give them another weekend to finish projects and remove the trailer. The POD on Covey Ct. which is full of furniture was supposed to be removed by Nov 17th and is still there. Marlene told them you are not allowed to have any storage outside your home. There is another neighbor parking on the grass and several roofs that need to be cleaned.

Directory/Website: Michelle Wilson

- With a few new residents arriving, a mid year Directory has been sent out. Terri Laguna is the webmaster for the EVMA website and is prompt and doing a great job.

Community Relations and Secretary : Barb Sheptak

- nothing to report

President Report: Ray Uhlhorn

- Ray has been contacted about the Church wall about its appearance. Last year he contacted them and they came over and cleaned the wall. The problem is that the wall has a flat surface on top, so it collects dirt and when it rains, it streaks. The new head of the Trustees of the Church said they would add the cleaning and painting of the wall to their list of projects. When they get their list of volunteers, we will send out a notice to the neighbors so they will be aware of the activity.

- Some of the bushes along East Venice Avenue are looking a little overgrown and need trimming. They are not consistent from one home to the next and look fragmented. Possibly we could suggest a few different types of bushes to those neighbors when it is time for them to replace.

Old Business

- Pond Shoreline Maintenance - We will host a Community Meeting on Monday, December 7th at 7pm at the EVMA Clubhouse. We will hear results and recommendations from the engineering study on our retention pond. Chris Beers will be here and make the presentation and will take questions from our residents. Besides the notices on the bulletin board, another email blast will go out a week prior.
- Jim Watters and Ray have finished putting together the request for quotes for the retention pond restoration. They sent them out to 5 contractors on Nov. 9th. These were detailed requests, with specifications and copies of the maps that we have received from the engineering study. Since then, Ray has been contacted by 2 of the contractors asking to walk the lake to receive a first hand view. Both walks were completed this week. At least one more contractor will be contacting Ray soon. The 5th contractor told us he would not be interested because the process that he uses will not work well because of the depth of our pond. The estimates are due back to Ray by Dec 4th, which will give us some time to look over and try to figure out how to cover the cost. Ray and Marcy have been trying to figure out available funds in the reserves to help soften the amount that homeowners will need to be assessed for the project. We will figure out some recommendations once the quotes come back in.
- Governing Documents Review – Board Members need to look at the amended Bylaws and Articles of Incorporation that Ray has updated and give any comments to him.
- New Residents Welcome Reception on Nov 18th – 7 new homeowners were invited, the reception will be held at Barb and Dave Sheptak's home.
- Chuck handed out copies of the proposed amended Covenants and Restrictions that his committee has updated. The Board is requested to read them and give Ray any comments. Chuck requested a thank you for his group such as a mug for Jim Dellecker, John Teubner and Angela Romano.

New Business

- Proposed 2016 Budget – Ray and Marcy have worked on a proposed budget for 2016. It will not be voted on until next month, so please look over and come up with suggestions. Our bank accounts were switched over the summer from Bank of America to BB&T. Bottom line is that the proposed budget will not include any dues increase by Quail Lake. Our current Quail Lake dues are \$39/quarter with EVMA at \$51, rising next year to \$66/quarter. Quail Lake is a self-managed Homeowners Association, saving our community \$600-\$700/month by doing our own work. We will also have a nice chunk of net income that we will be able to transfer to Working Capital at the end of the year.
- Trailers and Trucks Parking – Ray is concerned that Marlene has had the task of going around to the neighbors that are non-compliant with the Covenants and Restrictions. Ray and Marlene have been setting deadlines for the offenders to comply, and as a Board we need to back her with the deadlines and penalties. We have the right to impose a \$100 fine for every day not in compliance. If the penalty amount exceeds \$1000, a lien can be placed on the property. The

Board decided that the deadline for the removal of the POD storage unit will be 14 calendar days from the date of the written notice, that the letter should be sent certified mail or hand delivered and that the unit needs to be permanently removed.

- Annual Meeting will be held Tuesday, February 16th at 7pm. There will be 4 positions available – Marcy Burth, Marlene Fleming, Jim Hammen and Ray Uhlhorn. Anyone interested in being on the ballot needs to inform a Board Member before Jan 10 to allow ample time for printing and mailing before the Annual Meeting.
- Christmas Decorations – Let's try to get up weekend after Thanksgiving or first week in December.
- Jim Richards asked if only lake residents or all residents will be assessed with the lake restoration. Jim noted that 7.1 - 7.3 where the homeowners on the lake are responsible for the maintenance of their property up to the common area. And the common area has now crept into their property so what we are doing is maintaining their property and charging the entire membership for the people that are on the lake. Ray said the lake is a common area that services all of the community, it is a retention pond. This is an expense that will need to be shared with the entire community, since it services the entire community. The retention pond is there for the benefit of the entire community and is looked upon by the county and SWFTMD as a benefit to the community for the runoff of rainwater, and consequently the entire community has the responsibility for the retention pond. Ray confirmed once again that all residents will be assessed for the cost of the shoreline maintenance project.

Next scheduled meeting is Tues. December 15 at 7:00 pm. Marcy Burth moved to adjourn, Marlene Fleming seconded. Meeting adjourned at 8:22 pm.

Respectfully submitted,

Barb Sheptak

Secretary