

QUAIL LAKE HOMEOWNERS ASSOCIATION MEETING

November 15, 2016

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:04pm by Ray Uhlhorn. Members present: Ray Uhlhorn, Chuck Kowalski, Marlene Fleming, Marcy Burth, Michelle Wilson and Barb Sheptak. Nancy Striffler was available on speaker phone. Nancy Hampton, our EVMA Representative was present. Dave Cavucci was the only resident that attended.

The minutes from the October 18, 2016 meeting were distributed to all board members for review by email. Marcy Burth moved that the minutes be accepted, Nancy Striffler seconded the motion, and motion passed unanimously.

Audience Comments

- Dave Cavucci asked what the refiling of the documents entailed, and if there were any changes made. Ray explained that we are refiling the current Covenants and Restrictions because they need to be refiled with the state every 30 years. Dave asked if there was discussion to add fences to the Covenants and Restrictions for the future. Ray said this is a topic to be discussed before the new amended governing documents are voted on in February at the Annual Meeting.

Committee Reports

East Village Master Association Report: Nancy Hampton

The EVMA meeting was held Thursday, November 10th.

- The EVMA was soliciting volunteers to paint the pool deck and bathroom.
- Voted to spend a few hundred dollars on new Christmas decorations
- The EVMA Budget was voted on and accepted, and includes no increase in dues.
- Ray showed concern that the 'newest' treadmill is not working and is now out of warranty.

Treasurers Report: Marcy Burth

- Some of the Homeowners that have Frontier email addresses are experiencing their invoices being dumped into Spam, so a notice went into the October Newsletter, so several statements had to be mailed to people that had not sent their dues yet. Suggestion that Barb sends an email to all the Homeowners just before quarterly statements are sent and post on Bulletin Board.
- The Balance Sheet and Profit and Loss statement ending October 2016 shows a balance of \$13,100 in the Working Capital account and \$71,100 in Restricted Fund account.
- Chuck Kowalski motioned to accept the Treasurers Report, Marlene Fleming seconded, and was approved by the Board.

Vice President and Grounds: Chuck Kowalski

- The irrigation pump on Venice East has had power restored and restarted. To rebuild the platform, stones were used for the base and a double layer of pavers were used for the platform. Good news is that the pump is working again – the bad news is that when Chuck tested the zones – several of the sprinkler heads were hidden or broken from overgrown grass. Not all zones had been checked yet, but from what Chuck has seen, several of the gears are stripped and they don't turn anymore. There are probably 100 heads connected to this pump. Discussion pursued that Urban Turf used to inspect the sprinkler heads yearly – but the contract does not discuss the county property, which is outside of Quail Lake.
- The other pump on the Indian Hills side is not working at all. It is a smaller pump 1 ½ HP, so probably around \$650 to replace. So, of the \$2500 approved last meeting to repair/replace the pump, only \$1200 has been spent so far. Chuck will get a more thorough inventory of what needs repair.
- The corner of the property that EVMA owns is looking a little scruffy. Louis offered to clean it up for once for \$80. EVMA owns it, so it is their problem.

Architectural Report: Marlene Fleming

- nothing to report

Directory/Website: Michelle Wilson

- live.com is not working, should look into gmail. Barb gave Michelle the gmail account and password that was created over the summer. It may not be set up yet for Michelle to use for directory.

Governmental Affairs: Nancy Striffler

- In 2016 there was no new legislation regarding Homeowners Association.

Community Relations and Secretary : Barb Sheptak

- Still have 2 homeowners to see.

President Report: Ray Uhlhorn

- Report of the updated history items for Quail Lake to be put in the minutes book.
- Update of the complaint filed regarding the appearance of the lawn of a rental property. Ray contacted the owner, and he was unaware of the problem. He hired a pest control company and has a contract to maintain it.
- Ray called Cross Creek to show them areas around the pond that are sinking. They walked the pond and found some areas to fill in, because of loose sprinkler heads. Two other neighbors also had some soft areas. Ray asked Derrick what his estimate to complete Phase 2 would be, and Derrick responded that he would honor the same linear foot rate as we paid for Phase 1. Phase 2 is 742 linear feet, approximately a \$24,000 total. We should start looking into reserves and come up with a plan for Phase 2. Cross Creek has been very responsive to our questions and concerns and all the neighbors are happy with the results.

Old Business

- **Entrance Signage Update:** We have had some problems with some of the brick slabs coming loose on the monuments. We met with the mason who said it was damp when he completed the Indian Hills sign and probably the mortar did not set properly. There were also gaps in the end caps and he repaired all the problems. He indicated if there were any problems with the monuments that he would be happy to come back and repair for us. While he was there, we asked him about the letters, and the mason said he did not install the letters. The contractor said that the mason put the letters up. The contractor indicated to remove and replace the letters would run \$800 for permit, \$620 to remove and \$150 per letter – approximately a \$4000 job. Ray spoke to H and H signs – and verified that we will need another permit so letters are anchored properly. H and H will charge \$430 for the permit, install for \$600 and \$46 per letter for a total of \$1858. H and H will create a diagram before we order.
- Marcy has a landscaper to design a landscape and lighting plan, and then will work on an irrigation plan as well.
- **MRTA Deed Restriction Extension:** Per the Florida Statutes, we have posted and sent out the notices to all the homeowners in the specified time that the statute calls for. This is a requirement for the Florida Statutes Marketability Record Title Act, that our Deeds and Restrictions are good for a period of 30 years. It is time for us to refile for another 30 years. We are at a point that we have given all the notices and the Board can authorize the refiling of the extension of the Deed Restrictions with a 2/3 approval of our Board. Ray will file with the Clerk of the Court.
- Chuck Kowalski motioned that we proceed with the refiling of the current Quail Lake Documents. Michelle Wilson seconded the motion, and the motion passed unanimously.
- **New Residents Welcome Reception:** Will be hosted at Ray and Elinor's home on December 1, there could be up to 34 attending. Ray ask that each Board Member bring an hors d'heure.
- **Church Wall:** Ray met with Dane Desantis from the Church and talked about guidelines for cleaning the church wall on a regular basis. In 1999 there was a zoning change and that's when the wall was constructed. The wall is on church property and it is their responsibility. They discussed putting together guidelines for frequency of power washing and repainting using a neutral color. There is a 6 foot buffer zone from the wall to our homeowners property that needs to stay intact so they can access. We need to make sure that our homeowners ask permission so not to damage their wall. Power washing one side is up to \$1500 each time. The church asked if our homeowners would be interested in donating toward the cleaning. Ray told Dane that he will draft guidelines for Quail Lake and the church. We want to be good neighbors.

New Business

- **Annual Meeting and Board Elections:** The annual meeting will be Tuesday, February 21st. 3 terms are up for re-election, Michelle, Barb and Chuck. Deadline to enter paragraph of nominees is January 9th. Any homeowners that are interested in running for the 2 year term of Quail Lake Board of Directors are welcome and encouraged to run for the Board, please contact Ray Uhlhorn as soon as possible.

- **East Village Social Club:** The Master Chef Dinner has had lots of interest. Please contact Marlene for any questions and for tickets.
- **Newsletter:** Reminder that speed limit is 21.
- **Christmas decorations:** Sunday Dec 4th at 1pm

The next Quail Lake Meeting is scheduled for Tues. December 20th at 7:00 pm. Marcy Burth moved to adjourn, Michelle Wilson seconded. Meeting adjourned at 8:20pm.

Respectfully submitted,

Barb Sheptak

Secretary