

## QUAIL LAKE HOMEOWNERS ASSOCIATION

October 15, 2013

### Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:02 pm by Marcy Burth. Members present: Marcy Burth, Chuck Kowalski, Allen Meringer, Gene Wendt, Pat Vinti and Barb Sheptak. There were problems with the Magic Jack working, so Ray Uhlhorn was on speaker phone. Twelve residents were in attendance.

The minutes from the May 21 regular meeting were circulated to all members for review by email. Ray Uhlhorn moved that the minutes be accepted; Allen Meringer seconded the motion. Motion passed unanimously.

### Audience Comments

- Concern that the construction of the new Clubhouse had not begun over the summer, and if the delay would change the cost of the project, and if the loan contract had actually been signed. The delay was caused by misinformation by the Sarasota County Planning Dept. They were also in recess over the summer and met in September and approved all permits and fees. Because of the delay, the contractor rate raised \$1000 due to increased cost of windows, which was offset by the County waiving some of their fees. The loan commitment is at 4.5% and will be signed after the EVMA Council approves at their meeting. Construction is to begin early November and will last 4 -5 months.
- The First Christian Church has requested a Special Exemption from the County for future expansion of their property. The two buildings in their proposal include a two story new building and a 5000 square foot open air pavilion. The initial meeting with the Planning Commission in June was continued so that more residents could be involved. The 'neighborhood meeting' is to be conducted on Mon. Oct 21 at the First Christian Church at 6 PM. Concerns of the expansion include: noise, privacy, size of the structures, open air pavilion, parking, nighttime lighting, traffic, safety of pedestrians and future property values. Attendance and voicing concerns at this meeting will let the County and Church know how we feel about the project. The Planning Commission meeting on Nov 7 at the Anderson Bldg. will be another important meeting for us to attend. The Board went on record as being opposed to the proposed expansion project in its current design and specifications.

### Committee Reports

**East Villages Master Association Report:** Pat Vinti

- Regular EVMA meeting was Thursday October 10, 2013.

- Water damage to the Ladies Locker room has been repaired.
- The Lakes will be on the agenda next month.
- The EVMA Board changed the vote to needing a 2/3 majority to authorize expenditures over \$50,000 that are not in reserve.
- The EVMA Review Committee meets 10/23 to review QL responses to proposed changes to governing documents.

**Vice President Report: Dave Hill**

- No report

**Treasurer Report: Marcy Burth**

- Good collection from Accts. Receivables this summer.
- Marcy distributed the Balance Sheet and P & L statements as of Sept 30, 2013. Allen Meringer motioned to accept the report; Barb Sheptak seconded, and unanimously passed.

**Grounds Report: Gene Wendt**

- The significant rain over the summer has created new cracks and pot holes in the road. It is not a problem yet, but it could be. The carrot wood trees and vines have invaded our bushes and trees due to the rain, and need to be addressed.
- The geo-tubing on the public area of the lake looks great and the grass has taken hold. The water plants by the pump station on East Venice have been planted too, so the County Grant has been fulfilled and we have been reimbursed for our commitment.

**Architectural Report: Chuck Kowalski**

- Change Requests: There have been a total of 16 approved change requests since the April meeting. Roof issues continue to be the predominate request accounting for 44% of all change requests including 6 complete replacements. Additionally there were three requests for exterior repainting, two to replace windows, one to replace the driveway and walk, one to replace a pool cage, one to add drainage, and one tree removal. One suggestion I would offer if you are considering having a complete roof replacement is to inquire about the possibility of reusing your old roof tiles. The tiles themselves do not wear thin, and likely never will, it is the underlayment below them that goes bad. The cost of the new tiles adds significantly to the total cost of a complete replacement.
- 1220 Covey Ct and 1678 Waxwing lawn maintenance is being done by the neighborhood company and the cost will be added to the liens on those homes.

**Community Relations: Allen Meringer**

- Welcome packets have gone out as our new neighbors have arrived.

**Newsletter Report: Barb Sheptak**

- Acknowledge new neighbors names and addresses in the newsletter.

**President Report: Ray Uhlhorn**

- The Federal Grant money from the County has been received for the cost of the lights and sprinklers at the two entrance islands.

**Old Business**

- Storm Drains have not been cleaned, estimate given was the minimum rate, not the maximum. Will get more estimates.
- The cracked storm drain has been fixed. The metal bar and concrete have been replaced, and will continue to monitor how repair holds up.
- EVMA Document changes will be reviewed Oct 23<sup>rd</sup>. Already approved is that a 2/3 majority will be required for amendments and expenditures over \$50,000 not in reserve. The rest of the document changes will be finalized on the 23<sup>rd</sup>.

**New Business**

- Already covered early in the meeting was the First Christian Church rezoning project.
- County Backflow Testing. Several neighbors received notices from the County that their backflow system needed repairs, with a business card from a local plumber that could do the work stapled to the notice. Don't assume that this company needs to do the work or that it is the proper cost – question it.
- Late Dues Payment Fee. The current 1% late payment fee is not enough to encourage payment. Marcy requested to try 3% to encourage everyone to pay dues on time. Ray Uhlhorn motioned to accept the 3% late dues fee, Barb Sheptak seconded, unanimously passed.

Next scheduled meeting is November 19, 2013 at 7:00 pm.

Allen Meringer moved to adjourn; Gene Wendt seconded. Meeting adjourned at 8:13 pm.

Respectfully submitted,

Barb Sheptak

Secretary