

QUAIL LAKE HOMEOWNERS ASSOCIATION

December 20th, 2011

Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:00 pm by Dave Hill. Members present: Marcy Burth, Gene Wendt, Chuck Kowalski, Pat Granholm, Rose Signorelli and Dave Hill. Members absent: Ray Uhlhorn. Four residents were present: Nancy Kowalski, Pat Vinti, Don and Marlene Fleming.

The minutes from the November 15, 2011 regular meeting were circulated to all members for review by email on November 22. No corrections were requested. Gene Wendt moved that the minutes be accepted; Rose Signorelli seconded the motion. Motion passed unanimously.

Audience Comments

Pat Vinti: Sunday morning a young man was soliciting for money for veterans. He continued after being warned that Quail Lake does not all solicitors. The Sheriff was called and responded quickly.

Committee Reports

East Villages Master Association Report: Rose Signorelli.

- Minutes of the East Village Master Association were forwarded to all Board members. Rose asked if there were any questions.
 - Discussion of Village Run.
 - Discussion regarding the new pool alarm.
 - Discussion regarding county access of roads in case of emergency / hurricane.

Vice President Report: Dave Hill.

- Directory has 104 active email addresses.
- The contact authorization forms will be sent out with the January 1 bill.

Treasurer Report: Marcy Burth

- Marcy distributed the Balance Sheet and Profit & Loss statements for review. Dave Hill moved to accept the reports, Gene Wendt seconded, the motion passed unanimously.
 - Reviewed statement balances.
 - Reviewed cash balances.
 - Discussed Budget.
 - Discussed status of homes for sale, short sale or possible foreclosure.

Grounds Report: Gene Wendt

- Sign Parcel
 - EVMA is researching deeding the sign parcel to Quail Lake.
 - There are no sprinklers between Quail Lake Drive and the Church property.
 - I requested Kirk to mulch the berm on the sign parcel.
- Community Monuments

- I requested an estimate from Sign Masters to repair the damage to the monument on East Venice.
- Clark Connections will charge \$877.60 to redo the sprinklers at both entrances.
- Lights are old and need to be replaced.
- Grounds contracts
 - The request for bids needs to be finalized. Also, the bidders list needs to be finalized. Not all bidders can do the sprinkler work, so I will ask for bids on this work at the same time, but separately.
 - Reviewed and discussed details of 11 common areas for landscaping.
 - Gene Wendt to notify all current contractors that when contract expires we will be month to month during bid process.
 - Subcontractors, insurance, landscaping monument.
 - Marcy Burth moved to accept bid request specs as presented with stipulations discussed; bids should be requested immediately with return date from contractors before the next HOA meeting. Pat Granholm seconded the motion; motion pass unanimously.

Architectural Report: Chuck Kowalski

- Recent Change Requests: There were no new change requests submitted since the last meeting.
- Compliance Issues: Three compliance issues, all relative to the current condition of landscaping, have been identified since the last meeting. In all three situations the homeowners have been contacted and I am looking forward to seeing remediation in the near future.

Newsletter Report: Pat Granholm

- Newsletter was emailed and posted November 22.
- No questions received to our email qlha@live.com this month.
- 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.
- Web meeting scheduled for December 22.

President Report: Dave Hill for Ray Uhlhorn

- Annual meeting mailings will be distributed by January 19.

Old Business

New Business

- Investigating upgrading to new Quickbooks version. This version would allow for emailing statements in the future.

Audience Comments

- Marlene Fleming:

- Questions about the spraying in the lake. Further discussion about whether or not the banks should be sprayed. Gene Wendt will check into this.
- Questioned about how new owners were advised about EVMA. Information about the EVMA is in the Covenants and Restrictions.
- Pat Vinti
 - Requests a copy of the 12/31/11 balance sheet. Advised it will be available at the January meeting.
 - Questions and comments about the EVMA deeding property by Lot 51 over to Quail Lake.
 - Advised to ask for license, bonding, and insurance when requesting bids for landscaping.
 - Requested information on the number of residents and amounts delinquent on HOA dues and road assessment. Marcy Burth gave the information.

Next scheduled meeting is January 17, 2012 at 7:00 pm

Marcy Burth moved to adjourn; Rose Signorelli seconded. Meeting adjourned at 8:27pm.

Respectfully submitted,

Patricia Granholm

December 27, 2011