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***Minutes of the Board of Directors Meeting held on Thursday, August 22nd, 2013***

The meeting was called to order by President Jim Tippmann at 7:28 PM.

**Present were:** President Jim Tippmann, Secretary Mayur Patel and Director Al Bishop were present in person. Treasurer Brent Norman was present by video conference.

**Reading of the Minutes:** *Frank Egidio motioned to accept the minutes of July 18, 2013. Al Bishop seconded it. All were in favor*. Motion passed unanimously.

**Report of Officers:**

*Mayur Patel, Secretary:* Mayur had no report at this time.

*Al Bishop, Director:* Al had no report at this time.

*Frank Egidio, Vice President:* Frank reported that there are still dogs running loose in the neighborhood, dogs should be on leashes and controlled by an adult. Please report any suspicious people walking around the neighborhood.

*Jim Tippmann, President*: Jim reported that the speeding and failure to stop at stop signs is slowing down. He has been riding around and noticed a lack of care and maintenance in other neighborhoods. Our neighborhood is looking really good.

*Manager's Report*: Alex Watson, Property Manager- no report at this time.

**Reports of Committees:**

*Screening:* Lina Fodor reported that there were 3 new sales, 6 new leases and 11 lease renewals since the last meeting.

*Appeals:* Ron Frantantoni reported that there were several recent appeals. One put them in a unique situation in which a fine amount was not indicated. Alex explained that was an error on the office’s part in the letter formatting and it has been resolved.

*Clubhouse:*  Alice Schmitz reported that they have held two pool parties that have been successful. There has been interest in a swim instructor but don’t know if there is liability issues with that. Labor Day festivities will include fresh ground hamburgers made by Hugh Healy with all the fixings and sides to go along. Ticket price is to be confirmed shortly.

*ACB-* Al Bishop reported that they have recently reviewed several applications and are dealing with some minor issues at this time.

*Neighborhood Watch Committee- Al* Cinkovic reported that anyone interested in being a part of the Neighborhood Watch is welcome to join. The Night Out Against Crime was a success, thanks to Alice and the Clubhouse Committee, Bob and Carol Laymon, Board Members Frank

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and Jim, Al’s wife and other parade participants. Al reported there was some graffiti (writing) on four sidewalks that was done in a waxy substance. Maintenance was able to remove it. In addition, the berry pickers are back. Please notify the guard if you see anyone in the preserve areas. The guard has been given procedures on whom to contact regarding this.

**NEW BUSINESS**

**A. Guardhouse Columns**

Neel-Schaffer, Inc. was contacted to inspect the columns. There has been water intrusion in the columns for a long time which has caused spalling of the concrete. They need to be replaced. Neel-Schaffer, Inc. offered their engineering design service for $2,500.

*Jim Tippmann made the motion to hire a design-build contractor to handle the replacement of the columns. Mayur Patel seconded the motion. All were in favor.*

**B. Polaris Extended Warranty**

An extended warranty is available for the maintenance guy’s Polaris carts.

*Jim Tippmann made the motion not to purchase an extended warranty for the Polaris’. Al Bishop seconded the motion. All were in favor.*

**C. Bocce Ball Court**

The bocce ball court needs repair or maybe change functionality of the court.

*Jim Tippmann made the motion for Frank Egidio to work on getting prices and the materials needed to repair the court and bring it back for discussion at the next meeting. Al Bishop seconded the motion. All were in favor.*

**D. Use of Clubhouse**

Jim discussed revisiting the use of the clubhouse for resident functions. There has been a demand for usage and most events cannot meet our current guidelines.

*Jim Tippmann made the motion to develop new guidelines that allow residents to use the clubhouse for functions based on the following criteria. A $500 cash deposit is paid to the association, a Certificate of Insurance naming the Association as the certificate holder is presented and an adult family member must be present during the entire function. Frank Egidio seconded the motion. All were in favor.*

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**OLD BUSINESS**

**A. Violations Review**

Murals on Exterior of Home at 5726 Sunberry Circle-

*Jim Tippmann made the motion to reimburse the owner $500 with the understanding that both murals have to be removed. Frank seconded the motion. All were in favor.*

**B. Proposed Amendments to Declaration**

The latest revision of the proposed Amendments to the Declaration was distributed to the board by e-mail earlier that day.

*Al Bishop made the motion to attempt to meet with the Attorney next week to review by means of a special board meeting. Frank Egidio seconded the motion. All were in favor.*

*Jim Tippmann made the motion to adjourn the meeting at 9:07 pm. Al Bishop seconded the motion. All were in favor.*

**Respectfully Submitted By:**

**Alex Watson, Association Manager**