

GRASSY POINTE HOA MEETING MINUTES

MEETING DATE: January 24, 2013

MEETING LOCATION: Hampton Inn, 39284 US HWY 19N, Tarpon Springs, FL 34689

BOARD MEMBERS PRESENT

Justin Vessey – President

Martha Stanley – VP/Secretary

CALL TO ORDER - The meeting was called to order by President at 7:03pm.

CALLING OF THE ROLL - All officers were present.

PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE - Proof of notice of meeting was established.

VERIFICATION AND APPROVAL OF ANNUAL MEETING MINUTES

Motion/Passed - The minutes of the Annual Meeting held December 20, 2012 were verified and unanimously approved.

REPORTS OF THE OFFICERS

- President read financial statement
- President's report
 - Overview of 2013 Goals of HOA
 - Create website and establish email addresses for board members – goal completed
 - Improve value of the homes by:
 - Improving overall desirability of neighborhood
 - Bringing lawns up to “first class” standards as required in our bylaws
 - Improve Common Areas
 - Improve entrance area as economically as possible
 - Repaint and repair entrance structure
 - Install lights
 - Collections report
 - Bring down dollar amount and number of people with outstanding debt to the HOA
 - Work toward getting for-sale sign on the 2 long term abandoned homes
 - Recruit residents to replace board members as terms expire
 - Reduce attorney fees wherever possible

REPORTS OF COMMITTEES - No Committee reports

UNFINISHED BUSINESS (SEE MINUTES OF DECEMBER 2012 MEETING)

- **Motion/Passed** - Hire someone to move bench from Common Area at NW corner of Liam and Longview to playground Common Area. Job to be completed by Spring Potluck 4/20.

NEW BUSINESS

- Treasurer resigned – board will look for new member to fill position
- Landscape vendor's competitive bidding 2013 proposal review

Motion/Tabled - Questions on proposals – would also like 3rd board member vote if possible.

- Management company 2013 service agreement review

Motion/Tabled – Tabled until next meeting pending further review – would also like 3rd board member vote if possible.

- Rust Off Dismissal - Discuss Quarterly Pressure Wash by Landscaper

Many residents were relieved to know that the entranceway will really be rust-free in the near future. Further discussion alerted residents as to the protocol for business decisions being made at times other than scheduled community meetings. According to our lawyer, Florida laws governing the operations of HOA's dictate that the Board of Directors may make decisions and act upon situations which are time sensitive or constitute an emergency as long as the decision is disclosed to the homeowners at the next available meeting.

Motion/Passed - A more cost effective way to address the rust problem is for the landscaper to do quarterly pressure washings.

- Lawn maintenance standards, enforcement discussion

Board Members/Residents can take picture of house in violation and send to KMW Management. KMW Management will then send resident a letter if the contents of the picture constitute an infraction according to our bylaws.

- Review and respond to letter from Briland Street resident concerning enforcement of overnight street parking and pet waste.

Board Members/Residents can take picture of car in violation and send to KMW Management. KMW Management will then send resident a letter if the contents of the picture constitute an infraction according to our bylaws. Pet waste – see next item.

- Create pet station with sign, plastic bags and trash can on Common Area at Longview and Liam (NW side of street) – maintenance to be determined.

Motion/Passed – Board will purchase and install pet station in an effort to help reduce pet waste in the neighborhood.

- Ideas for repurposing the Common Area (NW side of street)
 - Board/Resident ideas
 - 12 X 12 Pavilion or shelter to be built over existing table on long grassy part of common area
 - Outdoor fitness equipment
 - Play area for small children
 - **No Motion** – just gathering ideas at this point

- Community Clean-up Day – March 9-10

Encourage residents to work in their own yards if they need attention – neighbor helping neighbor when possible

- Spring Potluck – April 20 – Playground Common Area

GUIDELINES FOR RESIDENT COMMUNICATION WITH BOARD MEMBERS

- **Motion/Passed** – Residents will contact Board Members through email or letter sent to Management Company

President – grassypointepres@aol.com
Treasurer – grassypointetrea@aol.com,
Vice President/Secretary – grassypointesec@aol.com
KMW Management, LLC - grassypointe@kmwgroup.net
225 Pineapple St., Tarpon Springs, FL 34689

GUIDELINES FOR RESIDENTS TO INSPECT HOA DOCUMENTS

- **Motion/Passed** - Residents will contact secretary, not Management Company to see documents.

ENTRANCE SIGN – Motion/Passed – Board will get bids and hire someone to repair structure and repaint sign

COMMUNITY FORUM

- Yards on Briland get flooded after rain event.
 - Grated manhole in backyard of 1796 Briland is supposed to connect to street for drainage as part of our storm water waste management system. It is clogged.
 - Pipe goes from grate to Trentwood – Trentwood elevation higher than Briland, causing backup
 - Is there also a pipe that goes from grated manhole to Briland?
 - President will contact the City of Tarpon Springs to see if we can find out why it is not working.
- Resident complaint
 - Steel bars in front of door of 1821 Longview Ln.
 - Oil spots in driveway across the street from their home
 - Do we allow Section 8 in our neighborhood? – Not HOA jurisdiction
 - It was suggested to the resident to take pictures and send to Management Company.
If contents of picture constitute an infraction under the bylaws, the Management Company will send out letter.
- Playground area – dirt area has worn down under swings – black tarp exposed
 - Suggestion to backfill with dirt
 - Suggestion to create rubber mulch area enclosed in timbers - HOA will investigate costs

ADJOURNMENT – motion made to adjourn meeting 8:35pm

EXECUTIVE SESSION – Canceled – will be rescheduled pending 3rd board member appointment if possible.