

GRASSY POINTE HOA MEETING MINUTES

MEETING DATE: March 23, 2013

MEETING LOCATION: Grassy Pointe Playground Common Area (NW corner of Denise and Liam)

BOARD MEMBERS PRESENT

Justin Vessey – President

Shanea Arthur - Treasurer

Martha Stanley – VP/Secretary

CALL TO ORDER - The meeting was called to order by the President at 10:02am.

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 March 2, 2013 meeting were read and approved.

REPORT OF THE OFFICERS

- President
 - The landscaping plan has been finalized.
 - Mike's Electric did fantastic job with light installation in front entrance structure.
 - Had meeting with attorney. Negotiation for lower fees. Management Company now registered agent.
 - Working with City gathering information for getting city water irrigation in common areas.
- Treasurer
 - Treasurer has worked with Management Company to update formatting and content of HOA financial reports.
- Secretary
 - We've had over 1,500 hits to the website this year.
 - Thank you to residents for great job on the Community Yard Clean-Up.

NEW BUSINESS

- New Business
 - Playground Area plan
 - Proposed plan to put in toddler play set and move 3 benches to common area - space permitting.
 - Board will mark proposed areas with lawn spray to make sure everything fits before moving or purchasing anything.
 - Resident suggested adult exercise equipment to be included in plan pending space availability.
 - President will call attorney to confirm ADA regulations.
- Status of lighting installation
 - Lighting has been installed in the front entrance structure. Tree lights were repaired, but there is a malfunction in the LV transformer, so they only work manually.
 - Diana Hagenau has been in touch with the City about street light upgrade at Klosterman and Grassy Pointe. Street light went out - City will replace the 50 watt bulb with a 150 watt bulb in hopes of improving the poor lighting situation.

- Status of landscaping installation
 - President worked with Irene Sands to finalize landscape plan.
 - 2 kinds of colored grasses will be planted in front entrance structure.
 - Petra and arboricola are among the plants to be planted in entrance beds.
 - In Touch Landscaping will purchase and plant for \$10 a plant, significantly reducing the cost of the project.
 - **Motion/Passed** – In Touch will move forward to purchase and plant beds.
- Irrigation of front entrance Common Areas
 - Possible water filter in entrance Common Area to mitigate rust. Further research needed.
- City water in 2 back Common Areas
 - President has completed City application to install water meter and tap into City water line.
 - Cost per water meter per side \$545.
 - Need to get 3 bids on irrigation installation.

COMMUNITY FORUM

- Resident concerned about speeding in neighborhood. Current speed limit of 30 set by Tarpon Springs Police Department – HOA has no jurisdiction. Recommendation made to resident to get license plate numbers and report offenders to police.
- Resident concerned about parking on lawns. Recommendation made for her to take a picture and report to Management Company who will send out a code violation letter.
- Motion made by Secretary to get 3 bids from landscaping companies to clean out pepper trees and invasive plants which are encroaching into Common Area plants in front entrance.
 - Residents would like bid to include clean out of invasive plants around pump station so that the jogging trail put in by developers can be used again.
 - Bid to also include clean out of invasive plants at edge of forested area on Liam.
 - The three separate areas to be bid as line items.
 - Project to be done in 3 phases funds permitting.
 - **Motion/Passed**

ADJOURNMENT

- Motion made by President to adjourn meeting at 10:57am.