

GRASSY POINTE HOA MEETING MINUTES

MEETING DATE: April 27, 2013

MEETING LOCATION: Grassy Pointe Playground Common Area (NE 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 10:00am.

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

The minutes of the March 23, 2013 meeting were approved – **Motion/Passed**.

REPORT OF THE OFFICERS

- Treasurer gave financial report

NEW BUSINESS

- Old Business
 - Review KMW contract –Approve KMW 2013 contract as written - **Motion/Passed**
 - Review In Touch contract - Month to month contract at current rate - **Motion/Passed**
 - Handicapped swing - Move forward with purchase of swing at \$157. Authorize \$350 to cover purchase of swing and swing set modification - **Motion/Passed**.
- New Business
 - Procedural rules for meetings:
 - Read agenda item
 - Board discussion of item
 - 5 minute public comment
 - Motion call
 - Vote count yay-nay
 - No other discussion heard.
 - Unbudgeted critical maintenance issues for 2013
 - The Board has discovered several serious landscape maintenance negligence issues that require immediate action. Rosary Pea growth, massive Brazilian Pepper Tree infestation, trees threatened with vines, general lack of maintenance not meeting our own bylaws of “First Class”.
 - In response, the Board authorizes the transfer of \$7,500 from reserves to a new general ledger account “2013 Emergency Landscape Work” to be administered by the Treasurer, and be used exclusively for that purpose. - **Motion/Passed**
 - Additionally, the Board has determined that the NE and NW Common Areas of Liam and Longview, do not meet the standards as required in bylaws as “First Class”.

- In response, the Board authorizes the transfer of reserve funds into a newly created general ledger account labeled “Common Area Improvement” in the amount of \$ 7,500 to be administered by the Treasurer. - **Motion/Passed**
- Review Brazilian Pepper Tree/overgrowth/removal bids at Grassy Pointe Blvd.
 - 3 bids reviewed. Decision made to hire Gator Aquatics to do work - **Motion/Passed**
- Review dead tree/vine removal bids for Liam cul-de-sac
 - 3 bids reviewed. Hire Gator Aquatics to do work - **Motion/Passed**
- Review bids for removal of diseased pine tree in playground common area
 - Upon inspection and determination of Richard Hague, Tarpon Springs City Arborist, hire Boen’s Tree Service to remove diseased pine tree in Playground Common Area and properly prune 2 live oaks at front entrance marquee. - **Motion/Passed**
- Common Area Improvement Plan
 - Scope of work:
 - Contract and authorize City of Tarpon Springs to install irrigation meters - **Motion/Passed**
 - Review bids for NE and NW Liam Common Area improvements
 - Hire Nite Owl to install irrigation - **Motion/Passed**
 - Hire Perry’s Nursery to do the planting - **Motion/Passed**
 - Phase 1 to include:
 - Irrigation for Phase 1 plants
 - Landscape barrier between homeowners and Common Areas
 - Longview and Liam corner planting at east and west corners
 - Other plants fitting within Phase 1, not to exceed \$7,500
- Discuss how to proceed with replacement of deteriorating (moldy) mailboxes.
 - Mailboxes can be cleaned with bleach
 - Homeowners may replace the mailbox matching existing style and color.
- Abandoned homes
 - Board has called for “Management Conference” through lawyer to determine status of empty home at 462 Liam.
- Community Projects
 - In order to save expenses, it has been determined by the Board that some projects can be done by residents rather than hiring an outside party.
 - Community Project 1 – May 11 – 9am – Tree clean up at the corner of Hillcrest and Liam
 - Community Project 2 – May 18 – 9am – Remove Spanish Moss, dead limbs from oak trees at NW corner of Longview and Liam.
 - Community Project 3 – June 1 – 9am – Cut back overgrowth at conservation area next to pump station on Liam.

➤ Community Forum

- Resident who received a “Non-Compliance” letter from the HOA requested more guidelines and resources in future letters.
 - Define exact parameters of violation.
 - Define exactly what the HOA expects homeowner to do to come into compliance.
 - Give suggestion on how to come into compliance.
 - Include resources for resident to contact to come into compliance.
 - Board will work with Management Company to redraft “Non-Compliant” letters.

- Resident wanted to know what to do about “Non-Compliant” homes
 - Board suggested that the homeowner contacting Management Company to have “Non-Compliant” letter sent.
- Resident wanted to know what Board was going to do about home on Denise St. with completely unkempt yard.
 - Board will revise current letter and send to non-compliant resident.
- Resident wanted to know if HOA dues would go up, or if a special assessment would be levied to cover the cost of the critical maintenance issues, or the upgrade of the back Common Areas.
 - Dues will not go up, nor will a special assessment be levied. Sufficient funds for both projects are currently available.

➤ Adjournment – **Motion/Passed** to adjourn meeting 11:17am.